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WYNCOTE, PENNSYLVANIA: THE HISTORY, DEVELOPMENT, ARCHITECTURE  
AND PRESERVATION OF A VICTORIAN PHILADELPHIA SUBURB


Doreen L. Foust

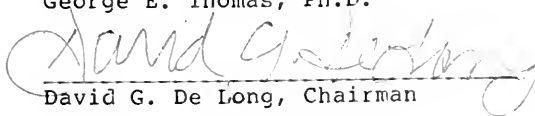
A THESIS  
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Historic Preservation

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TIFFANY WINDOW  
IN  
All Hallows Episcopal Church  
Wyncote, Pennsylvania



## INTRODUCTION

Wyncote, a residential suburb of approximately one square mile located ten miles north of Philadelphia, contains 108 acres of significant Victorian architectural styles dating from the late nineteenth and early twentieth centuries. This Victorian suburb has survived essentially as it was built, and consequently warrants recognition by being listed on the National Register of Historic Places. My research on the history and architecture of Cheltenham Township and Wyncote, and more specifically on the area being proposed as a historic district, is reported in this thesis as well as background material for the ultimate purpose of National Register listing. It is my hope that this survey and official recognition will stimulate interest among the residents of Wyncote and encourage preservation efforts.

The completion of this thesis has fulfilled two aspects of historic preservation -- 1) a theoretical analysis of the social and architectural history of a suburban community, and 2) a practical, hands-on experience of placing a historic district on the National Register of Historic Places, a procedure that has involved many residents of Wyncote.



Real estate development in Wyncote began in 1885; this centennial year is thus an appropriate time to undertake such a task. Although Wyncote has been included in various histories of Cheltenham Township, an independent account of this community has not been written until now. The research and documentation necessary for the National Register nomination process has uncovered considerable information, particularly with regard to the names, dates, and areas of its early development.

Part One of this paper serves as historical background for Cheltenham Township and the area that became Wyncote in the 1880s. Part Two concentrates on the development of Wyncote and its architectural fabric. In this section, it should be noted, "Wyncote" refers to this Victorian section which is being proposed as an historic district, rather than to the municipality as a whole. Part Three discusses preservation issues as they relate to Victorian Wyncote, together with recommendations for official recognition and preservation of this suburban community. Finally, completed nomination forms for listing on the National Register of Historic Places are included in this thesis as Appendix B.









## PART ONE: HISTORY



## CHAPTER ONE: CHELTENHAM TOWNSHIP

### Early Settlement

Wyncote is situated on land originally owned by William Frampton who purchased five hundred acres from William Penn in 1683. [Figure 2] This was part of a purchase by fifteen English Quakers who formed Cheltenham Township and named it after their former location in Cheltenham, England. William Frampton, a successful merchant prominent in Philadelphia politics, apparently never lived in the township. He died in 1686 and his son Thomas is said to have disposed of the land around 1710.<sup>1</sup>

Cheltenham Township's economy remained essentially agricultural until the end of the 18th century, when grist mills and small industries were established.<sup>2</sup> In the nineteenth century the township began to attract families seeking employment on the farms and in the village industries. The 1850 census shows "Farmer" as the principal occupation, with various trades represented, such as blacksmith, wheelwright,

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<sup>1</sup> Elaine Rothschild, A History of Cheltenham Township, Cheltenham Township Historical Commission, Montgomery County, PA, 1976, pp. 1, 2.

<sup>2</sup> Jean Barth Toll and Michael J. Schwager, Eds., Montgomery County: The Second Hundred Years, Vol. I., 1st edition, Montgomery County Federation of Historical Societies, 1983.



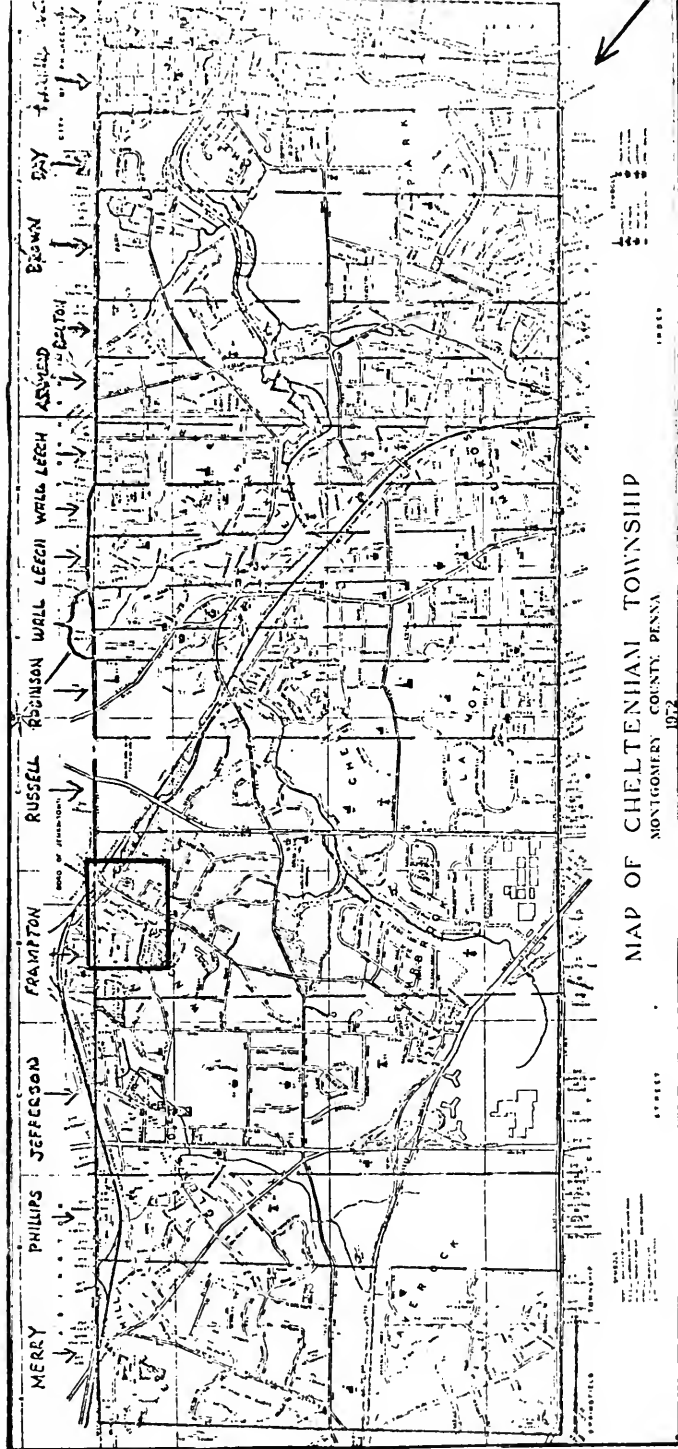


Figure 2.

Map of Cheltenham Township, 1972, showing the William Penn Land Grant division of 1681 with names of purchasers. The Wyncote area shown in inset was part of the William Frampton Land Grant.





shoemaker, baker, mason, and sawyer. A high percentage of the population is listed as "Laborers." The census indicates that 45% of the township's population was foreign-born, with 25% of these from Ireland.<sup>3</sup> It is also significant that domestic service occupations such as "Butler" and "Gardener" were listed, indicating that by the mid-nineteenth century large tracts of farmland were being purchased by wealthy Philadelphians for their country seats.<sup>4</sup> No professional occupations were reported, other than that of "School Teacher." A small percentage of the population was reported as "Black."

Early industry in the Wyncote area was represented by the mill of Isaac Mather, a major landowner. It was erected near what is now Cheltenham Hills Drive and Washington Lane. Another mill was established in 1725 by Isaac Knight, Sr., at the corner of what is now Glenside Avenue and Rice's Mill Road. Knight's Mill became Paxson's Mill about 1808, the next owner being Daniel Rice, for whom Rice's Mill Road was named. The thoroughfare had been formerly known simply as Mill Road. This road connected to Limekiln Pike to the southwest, which local farmers used to transport their goods to Philadelphia. In the twentieth century, Rice's Grist Mill was

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<sup>3</sup> 1850 United States Census, Pennsylvania Historical Society.

<sup>4</sup> Elwood C. Parry, Jr., "Promised Land," in Old York Road Historical Society Bulletin, Vol. IV, 1960, pp. 18-39.



converted into a carpentry mill by a local builder, W. John Stevens, who began contracting in the community about 1901, supplying manufactured window and door frames, sashes, shutters, blinds, stair work and hardwood interior finishes. An average of fifty men were employed in the mill.<sup>5</sup>

According to the W.E. Morris Map of 1848, roads had been established in the area that would become Wyncote, connecting it to Abington Township to the northeast and other parts of Cheltenham Township.<sup>6</sup> At this time the area was still mainly large tracts of farmland. In the 1850s, William C. Kent, a Philadelphia merchant, purchased large tracts of land from Benjamin Webster, John Mather, and Joseph Heacock.<sup>7</sup> These purchases were typical of the mid-nineteenth-century real estate expansion, when successful businessmen acquired large tracts in suburban areas. Purchases of these tracts were either for the establishment of country homes or for investment in anticipation of future development. At that time the area was known as "Cheltenham Hills;" with the land purchases of Kent, the area near the railroad line became known as "Kent's Woods." The 1848 map identifies houses, mills, stores, churches, post offices, meeting houses and bridges in the township.

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<sup>5</sup> Rothschild, pp. 31-32.

<sup>6</sup> Map of Montgomery County, Pennsylvania, 1848, William E. Morris Company, Smith and Wistar, Philadelphia PA.

<sup>7</sup> Deed Book 91, p. 165, March 21, 1854; Deed Book 88, p. 453, September 3, 1852; Deed Book 79, p. 178, September 30, 1853; Deed Book 88, p. 350, September 30, 1853.



## Establishment of Railroads

The advent of railroad service to Cheltenham Township marked the end of its rural self-sufficiency. Instead, it was brought into closer contact with and dependence on Philadelphia and the outside world. The railroad line bisected the township, extending from the Oak Lane Station at the city limits to a point on its northern boundary in the Wyncote area, as shown on the J.D. Scott Map of 1877. [Figure 3]

The North Pennsylvania Railroad Company laid its initial line in 1855 from Philadelphia to Gwynedd, a suburban community to the northwest.<sup>8</sup> The Philadelphia Inquirer described the opening of the First Division of the North Pennsylvania Railroad as follows:

The cars left the new and very commodious Station and were drawn by mules to Master Street, where a locomotive was attached to the train and we were whirled along with great speed over an exceedingly beautiful country. After leaving the brick built suburbs of the city, we enjoyed a succession of rural and picturesque scenery, while it was pleasing to observe the abundance and perfection of the crops -- particularly of wheat, rye and oats. <sup>9</sup>

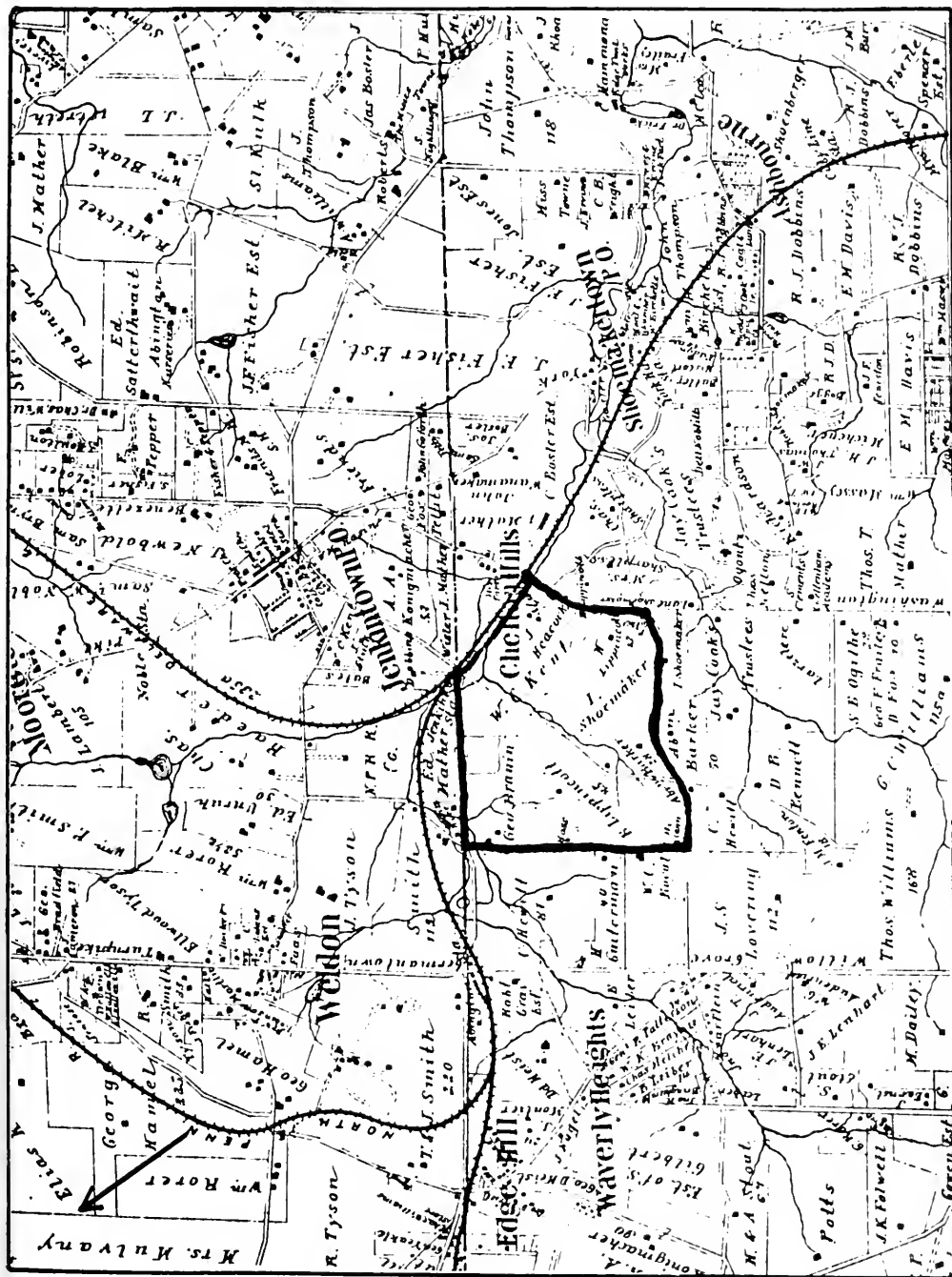
In 1856 the Doylestown Branch was opened for public use, and 1857 saw completion of the road to Freemansburg, about two

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<sup>8</sup> Jay V. Hare, "The Coming of the North Pennsylvania Railroad," Old York Road Historical Society Bulletin, Vol. IV, 1940, p. 31.

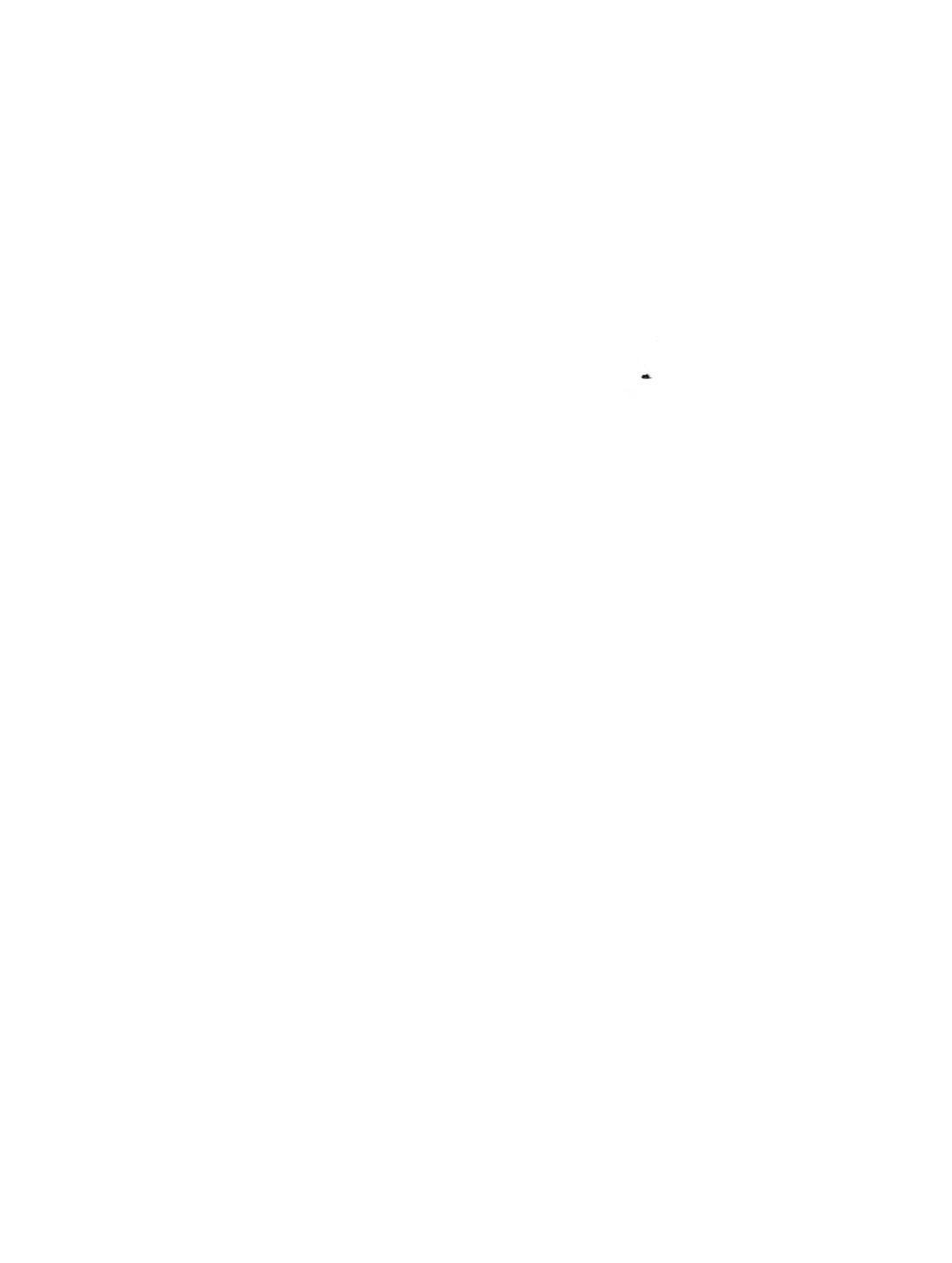
<sup>9</sup> Ibid., p. 33.





**Figure 3.**

Section of the J. D. Scott Atlas of Montgomery County, 1877 showing route of the North Penn Railroad. The Wyncote area in inset.





miles east of Bethlehem and nine miles west of Easton in northeast Pennsylvania, where connection was made with the Lehigh Valley Railroad.<sup>10</sup>

In 1876, in anticipation of the opening of the Centennial Exposition in Philadelphia, a Delaware River Branch connecting with the Delaware and Bound Brook Railroad and the Central Railroad Company of New Jersey provided a transportation link between Philadelphia and New York City.<sup>11</sup> The primary purpose of establishing these railroad lines was to further trade with the rich coal and iron region in northeast Pennsylvania. In 1852 the committee proposing the new lines circulated the following notice which illustrates the aggressiveness of the business community in Philadelphia at this time and the keen rivalry between this city and New York.

Philadelphians, Hark! The "FORKS" of the Delaware echo to the whistle of the locomotive that is come to bear away to a neighbor city in a neighbour state the trade and treasure of the Keystone valleys. THIS CAN BE PREVENTED BY A DIRECT RAILROAD TO THE LEHIGH RIVER. Therefore, arouse, for where the interests of all are at stake, it is the duty of all to ACT. You cannot stand still -- action is imperative -- if you do not advance you will go backwards. Without a railroad leading from Philadelphia to the northeast region of our State, to compete with the railroad now open from that region to another city, you cannot hope long to retain its business nor enjoy its profits. Then let the MERCHANT, the CAPITALIST, the owner of Real Estate, the MANUFACTURER, MECHANIC AND WORKINGMAN forgo other engagements for an hour or

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<sup>10</sup> Ibid., p. 31.

<sup>11</sup> Ibid., pp. 38-39.



two and attend the meeting which will be addressed by: John M. Read, Esq., John Garrick Mallery and Isaac Hazlehurst, Esq. of this city, and Hon. James M. Porter, M.H. Jones, Esq. of EASTON, and Others. <sup>12</sup>

Easy communication with the coal-producing regions was significant in the settlement of Wyncote as several of those families who moved to this suburb came from the Lehigh River Valley area. Wyncote, located at the crossroads of these railroad lines, was to attract settlers from points east, west, and north, as well as from Philadelphia. However, a time lag occurred in Wyncote's suburban development, for it did not begin until 1885 -- a period of thirty years. In the meantime, the area continued to attract wealthy landowners who established themselves on large estates.

### Country Seats

Prior to 1850 the population in Cheltenham Township increased slowly, but from 1850 to 1880 the number of inhabitants in the township rose from 3,236 to 12,292.<sup>13</sup> While 45% of the population were foreign-born in the 1850 census, only 20% were reported as foreign-born in the 1880 census. There was also a wider range of occupations among the population, including a substantial number of men in the

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<sup>12</sup> Ibid., p. 22.

<sup>13</sup> Arthur Hoskins Jones, Cheltenham Township: A Dissertation in Sociology, University of Pennsylvania Press, Philadelphia, 1950, p. 19.



professions, as well as authors, ministers, real estate agents, carpenter/builders and a listing of "Gentlemen."<sup>14</sup>

The first planned development took place in the mid nineteenth century, as described by Lippincott:

In 1854 Edward M. Davis formed a land company called "Cheltenham Hills Association" which bought 1000 acres from Quaker farmers and divided it up among prominent Philadelphians who constructed handsome country residences amongst us. The tract lay in the heart of Cheltenham Hills, west of York Road, east of Washington Lane, and between City Line and Jenkintown. Penrose Mather and his mother's kinsmen were drawn into this venture and with other owners disposed of their land at a low price to Thomas Mellor, Charles Sharpless, Henry and Joshua Lippincott, Jay Cooke, Edward Starr, John Wanamaker and Morris Hallowell. Other purchasers were John W. Thomas and Frederick Fraley, all prominent businessmen.<sup>15</sup>

Many of those who came to Cheltenham Township to establish prestigious country homes represented "first-generation" wealth: merchants, manufacturers, traction kings, industrialists and financiers. Wealthy Quaker merchants now joined the Quaker families who were early settlers in the township. Not all of the new arrivals were native Philadelphians: Jay Cooke, (1821-1905), nationally-known financier, came to

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<sup>14</sup> 1880 United States Census, Pennsylvania Historical Society.

<sup>15</sup> Horace Mather Lippincott, A Narrative Account of Chestnut Hill, Philadelphia, and Some Account of Whitemarsh, Springfield, and Cheltenham, Old York Road Publishing Company, 1948, p. 180.



Philadelphia from Sandusky, Ohio. He chose Cheltenham Township for the setting of his 52-room Victorian mansion, which, according to popular reports, he named "Ogontz", after an Indian chief whom he had known in Ohio.<sup>16</sup> This legend has been disputed in a recent article by Lila Finck, who, after extensive research of public records in Ohio, reports that although Chief Ogontz was a well-known figure in Ohio, he died in 1812, nine years before Jay Cooke was born. She theorizes that Cooke "may have romanticized his boyhood recollection of riding on the chief's mighty shoulders."<sup>17</sup> Old maps of Cheltenham Township show an area labeled Ogontz, and the name became a popular one in the Philadelphia area: a girls' school established in Cooke's mansion after his death and an important street in Philadelphia are just a few examples of its continued use. The establishment of such attractive homes in Cheltenham Township set the stage for other prominent, albeit less wealthy, businessmen to single out this area for the location of their homes and the accommodation of their country lifestyles.

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<sup>16</sup> C. Robert Nugent, A House Lives and Dies, Cassidy Printing, Inc., Abington PA, 1974, pp. 22, 27.

<sup>17</sup> Lila Finck, "The Legend of Ogontz," Old York Road Historical Society Bulletin, Vol. XLIV, 1984, p. 42.





## CHAPTER TWO: WYNCOTE

### Establishment of Wyncote as a Village

The part of Cheltenham Township that would become Wyncote is shown on the G.M. Hopkins Map of 1883 as an essentially rural area. [Figure 4] However, some of the farmland had begun to be broken up for the establishment of country residences and for permanent homes. Greenwood and Glenside Avenues were in place; they still serve as the district's main arteries. By the early 1880s this area was beginning to assume its own character, distinct from the other eight "villages" in the township.<sup>18</sup> The earliest houses were constructed between 1885 and 1888 on three tracts (Kent, H.H. Lippincott, and Heacock) close to the railroad.

The Barker family, originally from Massachusetts, came to Cheltenham Hills in the 1860s and settled on 170 acres. They are credited with giving the name "Wyncote" to what had

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<sup>18</sup> Jones, p. 21. The other well-defined communities in Cheltenham Township are: Cheltenham, Edge Hill, Elkins Park, Glenside, La Mott, Melrose Park and Rowland Park.



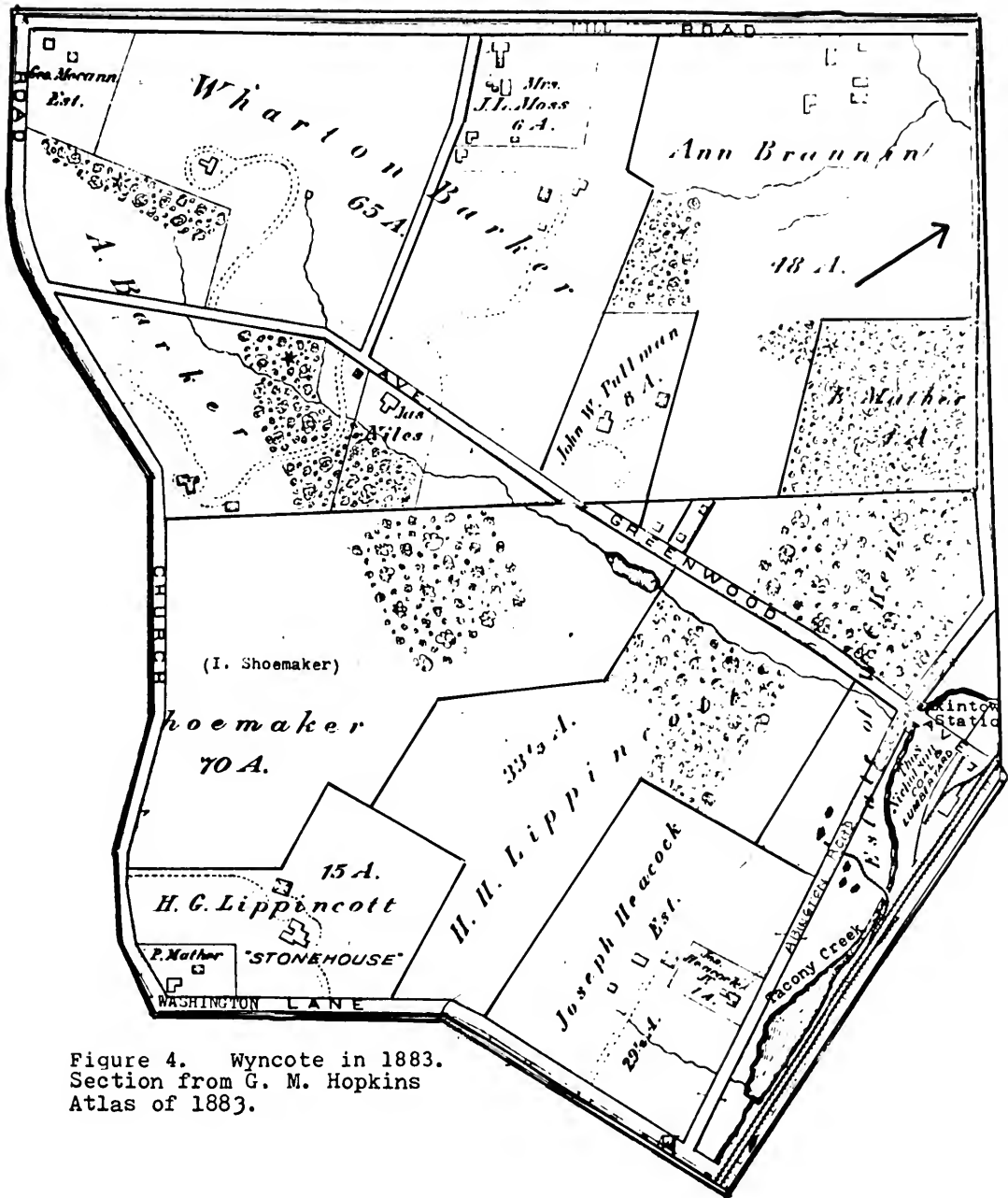


Figure 4. Wyncote in 1883.  
Section from G. M. Hopkins  
Atlas of 1883.



formerly been known as Cheltenham Hills and Kent's Woods. The story has circulated that this name derived from Dr. S. Weir Mitchell's romantic novel Hugh Wynn, which featured a Welsh estate called "Wyncote."<sup>19</sup> Lippincott recalls "...there was great opposition when Wharton Barker fastened the wholly inappropriate name of "Wyncote" upon the beloved Cheltenham Hills about 1885."<sup>20</sup> Nevertheless, Wyncote became the official name of the community with the establishment about 1887 of the Wyncote Post Office.

### Wyncote Society

At the turn of the century, weekly notices under the heading of "Wyncote Jottings" appeared in the local papers, and their contents give life and personality to the names found in deeds and maps. This chatty column had a small town flavor, reporting matter-of-factly on the new fence around someone's property, a local robbery, or a church social, with occasional editorial spice.<sup>21</sup> Wyncote resident Christopher Morley expressed his delight in such columns in one of his

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<sup>19</sup> Dr. Mitchell, a physician, author, prominent Philadelphian, and a Trustee of the University of Pennsylvania, is mentioned frequently in E. Digby Baltzell's Philadelphia Gentlemen, Quadrangle Books, Chicago, 1958.

<sup>20</sup> Lippincott, p. 188.

<sup>21</sup> Reported in the Jenkintown Times, from April 7, 1894 through December 26, 1894; and in the Times Chronicle, from December 26, 1894. Microfilm copies, the Montgomery Publishing Company, Fort Washington, Pa.



stories: "... I wanted to read those Society Notes, the most deliciously unconscious betrayals known to sociology." 22

Newspaper accounts tell us that Wyncote in the 1890s was halfway between a resort community and a permanently-settled suburb. The railroad and trolley cars, established in 1895 on the nearby Old York Road, brought daily, weekly and monthly visitors in great numbers. Boarding houses here, as in other Philadelphia suburbs, were extremely popular among vacationers, but local residents had mixed feelings about these intruders: "Wyncote is overloaded with visitors on Sunday afternoon ... up on the trolleys, many are seen enjoying the shade of trees," and "Wyncote is overloaded with strangers looking for board."23

Newspapers report frenetic real estate activity, especially in the summer months. Many summer renters eventually became permanent residents and professional developers and interim speculators erected houses for rental purposes. In addition, permanent residents, once having purchased and settled in a house, would often rent it out for the season, while they summered in such places as Europe, the West, Long Island or New England. There was tremendous mobility within the permanent community -- buying, selling, renting,

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22 Christopher Morley, "Old Loopy," in Morley's Variety, World Publishing Company, New York, 1944, p. 544.  
23 Times Chronicle, May 11, 1895; June 22, 1895.





exchanging and boarding. Two sample entries in the column

"Wyncote Jottings:"

We understand that Mr. J.A. Herrick has sold his residence on Webster Avenue to Mrs. Roma M. Meade of Hackensack, New Jersey. Mr. Herrick has rented Mr. Webber's [sic - "Weber"] house on Helian Avenue, formerly occupied by D.G. Cresswell.

and

Mr. J.C. Leidy and children are boarding with W.D. Croasdale; his home is now occupied by Mr. and Mrs. J.H. Scheetz of Philadelphia. 24

The Mr. Scheetz mentioned above was eventually to build a substantial home in the community, following a practice which was common in Wyncote. According to several long-term residents of Wyncote, prospective homeowners first rented houses to make sure they would be socially accepted into this class-conscious community. Legend has it that Woodland Road was dubbed "Probationary Hill."

Wyncote's population in its formative years (1885-1915) embraced a wide range of socio-economic classes. Stone masons lived close to factory owners on the picturesque hills being settled above the railroad line. Social notices gave as much space to how the local grocer entertained and vacationed as to the European voyages of its most prominent citizen, Cyrus H.K. Curtis. On the other hand, the column reflected the ethnic prejudices of a middle-class community

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24 Ibid.



in the late nineteenth century: "Just fifty more Italians in Wyncote. Is our budding hope that this place will be entirely aristocratic squelched?"<sup>25</sup> By the end of the nineteenth century, the ethnic make-up of Wyncote comprised mostly those of white, Protestant backgrounds. English, German, and to a lesser extent Irish names predominated. The social column did not hesitate to single out a particular ethnic group: "A German working on the farm of Bert Larzelere near Meadowbrook got drunk and threatened to shoot Mr. Larzelere...." <sup>26</sup> A stronghold of Protestantism at the turn of the century, Wyncote's religious prejudices are expressed in a typical ad: "Wanted: A good Protestant girl for general housework." <sup>27</sup> Members of the Roman Catholic faith were forced to attend Mass across the railroad tracks in Jenkintown, where the nearest Catholic church was located.

"Wyncote Jottings" has helped to determine the social, physical and political history of Wyncote. Real estate transactions were reported regularly, with names, locations, costs, and builders cited, giving invaluable aid in determining construction dates of many houses. The columns also indicate the emergence of a cohesive, stable and proud community, in spite of its early nervous mobility and somewhat transient quality. However, Wyncote's attraction as

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<sup>25</sup> Ibid., May 23, 1896.  
<sup>26</sup> Ibid., May 26, 1894.  
<sup>27</sup> Ibid., April 26, 1896.



a summer resort waned after 1910 when the boarding houses closed their doors and the automobile began to carry vacationers beyond the limits of Cheltenham Township. The permanent residents of Wyncote arrived as pioneers in an undeveloped suburb with no ties to an already established place or area; they organized a society of a particular level and standard and strove to maintain it. In the 1890s residents of Wyncote formed the "Wyncote Improvement Association" which held regular meetings to protect their interests. 28

In summary, Wyncote's citizens were upper middle class individuals with upper class aspirations. Few were members of the "elite" power structure described by Baltzell in Philadelphia Gentlemen, nor were they representative of the upper class of inherited wealth which chose to live in the Main Line and Chestnut Hill suburbs.<sup>29</sup> However, these financiers, merchants, manufacturers and industrialists represent a strong faction of American business which capitalized on the rapidly expanding industrial economy between the Civil War and the First World War. Their fame and fortunes are not as well known as those of the Elkins, Wideners, Harrisons and Cookes, but more attention should be given to this class of individual, and Wyncote is an excellent place to start.

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28 Ibid., January 26, 1895.

29 Baltzell, p. 6.



### Christopher Morley in Wyncote

Christopher Morley, who lived at 127 Fernbrook Avenue at the time of World War I, parodied this community in his collection of essays, Mince Pie. "Marathon" was his pseudonym for Wyncote, and he observed with good humor the superficialities in this self-conscious upper middle class community at the time of World War I, "... a village so genteel and comely that ... I would like to have some pictures of it for future generations." 30 Morley was a member of the commuting clan on the daily "Cinder and Bloodshot," which sustained life in Wyncote:

Marathon is a suburban Xanadu gently caressed by the train service of the Cinder and Bloodshot. It may be recognized as an artistocratic and patrician stronghold by the fact that while luxuries are readily obtainable, necessities are had only by prayer and advowson. The drug store will deliver ice cream to your very refrigerator, but it is impossible to get your garbage collected. The cook goes off for her Thursday evening in a taxi, but you will have to mend the roof, stanch the plumbing and curry the furnace with your own hands. There are ten trains to take you to town of an evening, but only two to bring you home. Yet going to town is a luxury, coming home is a necessity.<sup>31</sup>

"Another proof that Marathon is patrician at heart is that nothing is known by its right name!" wrote Morley. "The drug store is a 'pharmacy,' Sunday is 'the Sabbath,' a house is a

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30 Christopher Morley, Mince Pie, George H. Doran Company, New York, 1919, p. 92.  
31 Ibid., p. 93.





'residence,' a girls' school is a 'young ladies' seminary.' Even the cobbler, good fellow, has caught the trick: he calls his shop the 'Italo-American Shoe Hospital.'" 32

Morley commented humorously on Wyncote's landscape, including the exposed sides of its sheer cliffs.

The landscape round Marathon is lovely, but it has itself well in hand. The hills all pretend to be gentle declivities. There is a beautiful little stream of water, reflecting the trailery of willows ... In a robust community it would be a swimming hole -- but with us, an "ornamental lake." Only in one spot has Nature forgotten herself and been so brusque and rough as to jut up a very sizable cliff. This is the loveliest thing in Marathon: sunlight and shadow break and angle in cubist magnificence among the oddly veined knobs and prisms of brown stone. Yet this cliff or quarry is by common consent taboo among us. It is our indelicacy, our indecency. Such "residences" as are near turn their kitchens toward it. Only the blacksmith and the gas tanks are hardy enough to face this nakedness of Mother Earth -- they, and excellent Pat Lemon, Marathon's humblest and blackest citizen, who contemplates that rugged and honest beauty as he tills his garden on land abandoned by squeamish burghers. 33

The Pat Lemon referred was employed as a domestic by one of Wyncote's families and is shown in Figure 5 with his market cart, headed toward Jenkintown. 34

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32 Ibid., pp. 93-94.

33 Ibid., pp. 94-95.

34 Identified as Pat Lemon by Mr. Carl Gatter, longtime resident and local historian of Wyncote.



Despite the affection evident behind his jibes, Morley ends this particular essay on a serious note:

I had been hoping that the war would knock some of this ... nonsense out of us. Maybe it has. Sometimes I see on the faces of our commuters the unaccustomed agitation of thought. At least we still have the grace to call ourselves a suburb, and not (what we fancy ourselves) a superurb. But I don't like the pretense that runs like a jarring note through the music of our life. <sup>35</sup>

### Wyncote Today

In 1940 Arthur H. Jones, in his sociological study of Cheltenham Township, described Wyncote as follows:

The houses are comfortable but for the most part are not as large as the homes in Elkins Park. The population is Protestant, middle-class and white. Wyncote, even more than Elkins Park, is a community with self-consciousness and definite community organization. Its churches and clubs are self-sufficient. Its people think of themselves as living in Wyncote, not in Cheltenham Township. A number of estates of several acres are located in Wyncote, but their proprietors take little part in the affairs of the community. <sup>36</sup>

Much of the "self-consciousness" persists in this somewhat detached community, but in the last forty-five years Wyncote has mellowed and become more democratic. The ethnicity of the population has broadened to include many faiths, including an increasing number of Jewish families. Wyncote's two churches (Episcopal and Presbyterian) are witnessing

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<sup>35</sup> Morley, Mince Pie, pp. 96-97.

<sup>36</sup> Jones, p. 27.



Wyncote's Main Intersection - 1931 and 1985



Figure 5. Business district in 1931. Pat Lemon is at left. Photo courtesy of Wyncote Pharmacy.



Figure 6. Above intersection in 1985.



declining congregations, but continue as centers of social and religious activity, their homogeneous memberships maintaining the distinction established at the turn of the century. Older residents have gradually moved to other areas, many to retirement homes. Wyncote continues to have an overwhelmingly white population, except for the few black families residing in the eight houses on Hilltop Lane near the railroad station.

The Victorian District is now surrounded by modern dwellings, mostly built after World War II. However, younger families are looking to the Victorian homes as more desirable than modern homes. Many of those moving into these older homes are in the academic profession or are engaged in literary or artistic occupations. Incoming residents, it is safe to say, are less class-conscious than their predecessors.

Wyncote has remained a residential community, with commercial activity restricted to a limited area at the intersection of Greenwood and Glenside Avenues. [Figure 6] Business and professional offices located in Wyncote do not serve the immediate community; other than the delicatessen, pharmacy and service station, Wyncote is dependent for all services on non-local businesses.

The convenience, quiet and attractiveness of Wyncote has led to the establishment of nursing and retirement homes. At





present there are four such establishments: the Hopkins Nursing and Rehabilitation Center, the Oaks Nursing Home, the Crestview Convalescent Home, and the Wyncote Church Home.

Educational facilities are now limited to the Wyncote Elementary School, built in 1947 at the corner of Rice's Mill and Church Roads. Wyncote's first public school, built in 1896 on Greenwood Avenue, is now used for professional office space. In 1982 the Reconstructionist Rabbinical College was established in one of Wyncote's old homes on Church Road. Other than the elementary school and the Wyncote Post Office, there are no public buildings, such as a library or a hospital, in the community. Nor is there a cemetery.

The oldest park in the community, comprising 4-1/2 acres, lies immediately west of the Jenkintown Railroad Station. [Figure 7] It was recently named in memory of Ralph Morgan, a Cheltenham Township Commissioner and an active environmentalist. At one time the property was owned by John Wanamaker, the Philadelphia merchant, who dammed the Tookany Creek in the 1890s to provide a skating pond for the benefit of the community. An 1893 photograph shows the lower end of Woodland Road looking down toward the pond, with the railroad station in the background. [Figure 8]

The Thomas Williams Park, in the heart of Wyncote, was laid out into ball parks and tennis courts in the 1950s when an elementary school on this site was razed after the





Figure 7. Ralph Morgan Park in a 1984 photo.



Figure 8. Woodland Road and Wanamaker Pond in 1893. Photo courtesy of Mr. Carl W. Gatter.



construction of a new school at the corner of Rice's Mill and Church Road in 1947.

In addition, Wyncote has long been known as a haven for birdwatchers, and boasts two bird sanctuaries -- the George A. Perley Bird Sanctuary on the southwest corner of Rice's Mill Road and Glenside Avenue, and the Chelten Bird Sanctuary on a green strip of land north and south of Washington Lane to the west of the railroad line.



PART TWO: VICTORIAN WYNCOTE





## CHAPTER ONE: SUBURBAN DEVELOPMENT

Wyncote remained one of the last areas in Cheltenham Township to be developed as a suburban community, notwithstanding the fact that railroad service had come to its doorstep as early as 1855. It was inevitable that it would succumb to the demand for suburban lifestyles and consequent real estate speculation. The Philadelphia Real Estate Record and Builders' Guide, in 1887, summarized the trend of the times:

A good deal of suburban property is being purchased for building and speculative purposes. During the past few years cases have come to light where about eight farms, some of them of very large extent, have been purchased for investments. These steps are evidently the preliminary ones for a quite general movement to acquire suburban properties of one, two or three-acre plots.

As the industrial and commercial operations of the city expand, the wealthier classes will be more and more anxious to exchange city for suburban homes. In times past city residences were preferred to those who acquired them ten, twenty or thirty years ago, but the young scions of the old stock have no attachments to the old homesteads. They want air, style and room and they will go to the suburban localities for it. Wise opportunities in real estate are anticipating this tendency. <sup>1</sup>

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<sup>1</sup> Philadelphia Real Estate Record and Builders' Guide (hereinafter referred to as PRERBG), Vol. II, No. 22, June 6, 1887, p. 1.



Accelerated land development in Wyncote began in 1885, and by 1915 nearly all of the houses were in place, resulting in the community's Victorian character. The five principal developers who purchased tracts of land, had them surveyed with the establishment of building lots, and offered them for sale were:

<u>Name of Developer</u>	<u>Date</u>	<u>Approximate Number of Acres</u>
Willis P. Hazard	1885	19 acres
Martin Luther Kohler	1886	10 "
Estate of Joseph Heacock	1888	25 "
Edwin Tyson	1898	5 "
Bradley Redfield	1891	45 "
William E. Weber	1900	10 "

Hazard and Kohler represented non-local professional developers, although Kohler's activities in real estate operations and building were extensive in nearby Jenkintown and Glenside. The subdivision of the Heacock land, on which the family had lived since the late 1850s, illustrates the willingness of local landowners to take advantage of real estate opportunities. Joseph Heacock came from Quakertown, Pennsylvania in the 1920s and settled in the Jenkintown area before moving to Wyncote in 1857.<sup>2</sup> William E. Weber, a successful Philadelphia merchant and a newcomer to Wyncote in the late 1880s, was typical of the many businessmen who indulged in real estate speculation. Bradley Redfield also belonged to this group, although there is no record of his having lived in the Wyncote area.

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<sup>2</sup> Annie Heacock, Reminiscences, April, 1926, Old York Road Historical Society, Jenkintown Library, Jenkintown PA.



Willis P. Hazard

Willis Pope Hazard was a gentleman dairy farmer of Delaware County, and as an historian contributed to the revised edition of Watson's Annals. He was the son of Samuel Hazard, well known for his historical accounts of Philadelphia; both father and son were engaged in the publishing business during their lifetimes. In 1885 the Estate of William C. Kent sold 19.61 acres of land to Willis Hazard for \$15,000. 3 The PRERBG reported the transaction as follows:

W.P. Hazard of West Chester, who purchased 19 acres of the Kent Farm, adjoining the Jenkintown Station, divided his purchase into 57 lots of 60 x 150 feet, nearly all of which have been disposed of at prices ranging from \$400. to \$700. Several houses, ranging in cost from \$2,500. to \$6,500. have been completed, and the erection of an additional number will be begun as soon as the weather will permit. 4

These lots were laid out on the north side of Greenwood Avenue and on both sides of a new road called Woodland Avenue which was cut through from Glenside Avenue. The recorded Plot Plan, surveyed by Joseph W. Hunter, is shown in Figure 9. 5 At the same time, a 20-foot wide road, running east and

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3 Deed Book 289, p. 280.

4 PRERBG, Vol. 1, January 25, 1886, p. 27.

5 Microfilm, Plan Case #2, Recorder of Deeds Office, Norristown PA.









west, was laid out between Woodland Avenue and Greenwood Avenue, which is now known as Hilltop Lane.

Many of these lots were purchased by Dr. I. Newton Evans and Samuel J. Garner, residents in nearby Hatboro; they served as "interim developers," reselling the unimproved lots, or erecting houses either for resale or for rental purposes. Dr. J.E. Peters, a resident of Jenkintown, also purchased a group of lots, with similar intentions.

Tax records indicate that the first two houses to be built on Woodland Avenue (now called Woodland Road) were built in 1885 -- one at number 133 for Franz Hellerman, blacksmith, and one at number 139 for August Corts, machinist. <sup>6</sup> Building activity on other lots followed quickly; the William Baist Map of 1891 shows 15 houses in place on Woodland Avenue, with four single dwellings and one double house on the north side of Greenwood Avenue, in addition to the new Wyncote Post Office on the northwest corner of Greenwood and Glenside Avenues. [Figure 10] The two single houses shown west of the Woodland and Greenwood Avenues intersection, and now known as numbers 209 and 211 Greenwood Avenue, predate the 1885 development.

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<sup>6</sup> Cheltenham Township tax records in possession of the Montgomery County Historical Society, Norristown PA.



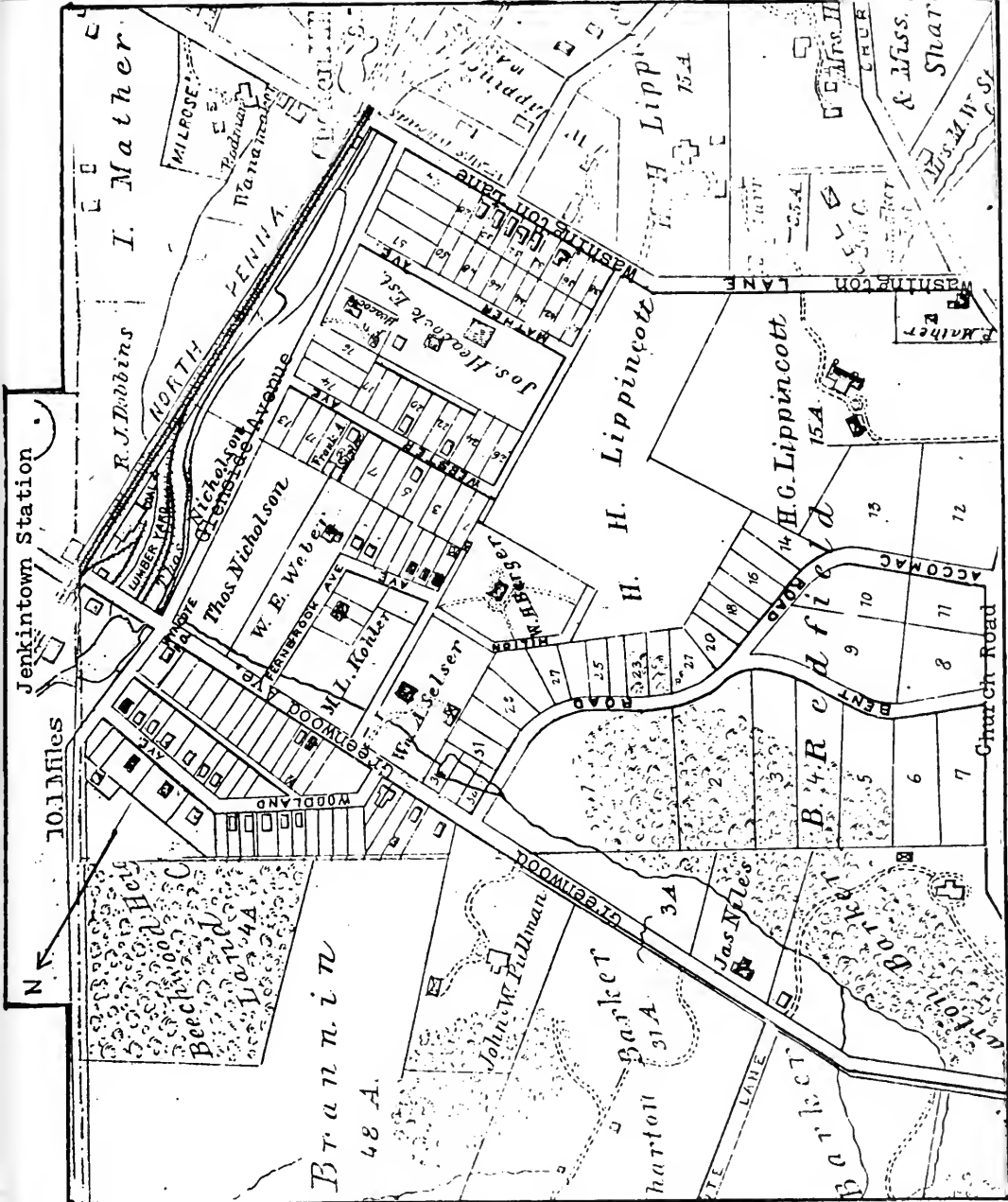


Figure 10. Section of G. William Baist Map, 1891



## Martin Luther Kohler

Martin Luther Kohler came to Philadelphia from Trappe, Pennsylvania, was educated at the University of Pennsylvania, practiced law in Philadelphia, moved to Jenkintown in 1883, and to a house in Glenside designed by J. Linden Heacock in 1895. <sup>7</sup> Upon his move to the suburbs he devoted himself entirely to real estate and building operations. He formed a syndicate with wealthy Philadelphians and developed large tracts of land in Cheltenham and Abington townships. He was killed in an automobile accident in 1916, leaving an estate valued at about \$300,000. <sup>8</sup>

Kohler developed a ten-acre area south of Greenwood Avenue in 1886, after purchasing the land from H. H. Lippincott earlier the same year, as shown on the copy of the Kohler Plan.<sup>9</sup> [Figure 11] In 1887 the PRERBG reported

There is a new town starting at the Jenkintown Station to be known as WYNCOTE. They have already a post office, and fifty trains pass the town daily. There are about a dozen buildings in course of construction and more will be added. Mr. M.L. Kohler, who is a member of the bar, has opened an office there for the transaction of real estate business, and will erect several houses himself. <sup>10</sup>

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<sup>7</sup> Architectural records of J. Linden Heacock in possession of Hazzard and Warmkessel, architects, Warrington PA.

<sup>8</sup> Interview with Mr. Frederick Bates, grandson of Mr. Kohler, 104 Runnymede Avenue, Jenkintown PA, April 29, 1985.

<sup>9</sup> Microfilm, Plan Case #2, Recorder of Deeds Office, Norristown PA.

<sup>10</sup> PRERBG, Vol. II, February 21, 1887, p. 78.



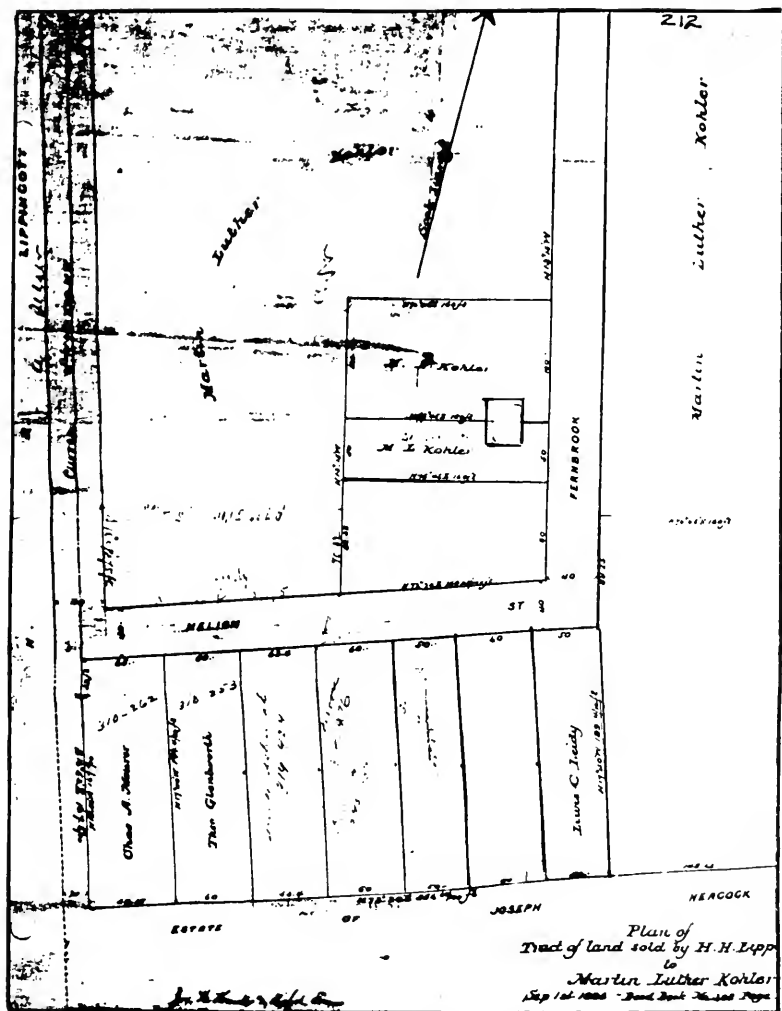


Figure 11. Martin Luther Kohler Plot Plan, 1886





Fernbrook, Helion and Curacoa avenues were established at this time -- Helion Avenue later to be a continuation of Fernbrook Avenue, and Curacoa Avenue to be renamed Maple Avenue. Kohler sold four parcels in this tract to Lewis C. Leidy, an employee of the U.S. Mint in Philadelphia. Leidy, another interim developer, constructed houses for resale, including the house at 166 Fernbrook Avenue, which was bought by another Mint employee, Homer L. Pound. Homer and his wife Isobel were the parents of poet Ezra Pound. 11 Lots on this tract were also sold to members of the Weber family, who were proprietors of the F. Weber and Company in Philadelphia, suppliers of artists' materials. William E. Weber lived at 162 Fernbrook Avenue.12

Kohler also sold lots on this tract to the local builders, Burke & Dolhenty, who had established an office on Greenwood Avenue in the 1890s. This partnership was later advertised as "architects," and as either builders or architects were responsible for constructing many houses in Victorian Wyncote, as well as the Calvary Presbyterian Church designed by the Philadelphia architectural firm of Dull & Peterson. One of their dwellings, 305 Maple Avenue, was

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11 Deed Book 304, p. 133, November 9, 1886; Deed Book 309, p. 244, April 18, 1887; Deed Book 331, p. 72, December 31, 1888; Deed Book 354, p. 3222, March 24, 1891.

12 M.L. Kohler to W.E. Weber, Deed Book 319, p. 72, October 26, 1887; Deed Book 335, p. 186, May 6, 1889; Deed Book 340, p. 408, December 20, 1899; M.L. Kohler to Henry J. Weber: Deed Book 347, p. 215, May 29, 1890.



advertised in Scientific American in 1894, with the notation that Messrs. Burke & Dolhenty, Wyncote, Pennsylvania, were the architects and builders. 13 [See Figure 24] A photograph taken in 1985 compares the original design with its present appearance. [See Figure 25]

### Heacock Development

Unlike Hazard and Kohler, who were professional developers, the Quaker Heacock family were early permanent residents in the area, having purchased 22 acres of land from William C. Kent in 1857, and an additional seven acres from Isaac Mather in 1859. 14 Following the death of Joseph Heacock in 1883, his sons, as Executors of his Estate, chose to subdivide 25 acres into 57 lots, as shown on the Baist Map of 1891. [See Figure 10] Restrictions in deeds for the resale of these lots stated that no building should cost less than \$3,000, and that houses erected on said lots should be set back at least 40 feet from the front property line. Deed research indicates that sale of these lots began in 1888. Many of the lots were granted directly to the children of

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13 Scientific American, Vol. 17, No. 2, February 1894, pp. 22, 30.

14 W.C. Kent to Joseph Heacock: Deed Book 105, p. 495, April 1, 1857; Isaac Mather to Joseph Heacock: Deed Book 126, p. 126, April 1, 1859.



Joseph Heacock. The new streets of Webster and Mather Avenues, extending westward from Glenside Avenue to Maple Avenue, were laid out at this time, as were lots on the north side of Washington Lane and on the west side of Glenside Avenue. A block of land bordered by Glenside, Maple, Mather and Webster Avenues remained in family ownership, and was the site of the Heacock greenhouses -- famous for their roses and palms, which were distributed worldwide.

In 1857 the Heacock sisters established a day and boarding school on the family compound. In 1881 this school moved to a house on Mather Avenue, where it continued to function until 1902.<sup>15</sup> Hotchkin, in 1892, reported on the Heacock development

The Haycock [sic] property of about 25 acres is selling off rapidly in building lots. Several houses have been built recently, including one by Angus S. Wade, the architect of Philadelphia, two by Mr. Kerr and brother; another by Mr. Aiman, and an \$8,000. residence by Mr. Bryan of Philadelphia. The buildings on this tract are of substantial character, ranging in price from \$4,000. to \$8,000.<sup>16</sup>

Angus S. Wade purchased lots #30 and #31 on the north side of Washington Lane on the Heacock development, where he built similarly styled houses for resale.<sup>17</sup>

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<sup>15</sup> Times Chronicle, 75th Anniversary Issue, 1969.

<sup>16</sup> Hotchkin, p. 181.

<sup>17</sup> Deed Book 347, p. 148, April 1, 1890; Deed Book 337, p. 95, April 29, 1889. These houses are not part of the Victorian District.



Edward Heacock, son of Joseph Heacock, was reported to be active in the building market; he built two double houses at 114-16 and 118-20 Webster Avenue, receiving notice in the local newspaper: "Mr. Heacock's new houses on Webster Avenue are being rapidly pushed to completion." 18

### Bradley Redfield

The Shoemaker farm lying in the southwesterly portion of Wyncote's Victorian District was developed by Bradley Redfield in 1890, when he established 37 building lots bordering the newly established Bent and Accomac Roads. On August 1, 1890, Redfield purchased 45.61 acres from Isaiah Matlack for \$55,000.19 On July 31, 1890, Matlack is shown in this same deed as having purchased the tract from Mary Shoemaker, widow of Isaac Shoemaker; the tract was surveyed by Joseph W. Hunter on August 1, 1891, as plotted on the Baist Map of 1891.20 [See Figure 10] The lots were of varying sizes, with the larger lots situated closer to Church Road. Restrictions contained in deeds for the sale of these lots specified that

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18 Times Chronicle, Montgomery Publishing Company, May 9, 1896.

19. Deed Book 348, p. 464, August 1, 1890.

20 Deed Book 348, p. 464, August 1, 1890: "Being the same tract which Mary Shoemaker and others by indenture leasing date the thirty-first day of July, 1891 and lodged for record in the office for recording deeds at Norristown granted and conveyed unto the said Isaiah Matlack in fee."





houses must be erected at least 100 feet from the front property line, to cost not less than \$7,500.<sup>21</sup>

Lots 27 through 37 on the east side of Bent Road closest to Greenwood Avenue became the property of All Hallows Episcopal Church and the Calvary Presbyterian Church. Subsequently a new road named Kent Road was cut through Bent Road to connect with Helion Avenue, thus separating the church properties from Lot number 25.

The occupations of both Redfield and Matlack are given as "commission merchants" in Deed Book 348, p. 464. Redfield is listed in an 1891 Philadelphia City Directory as associated with L.W. Seaman & Company, residing at 1511 Allegheny Avenue, Philadelphia. <sup>22</sup> Bradley Redfield is perhaps better known as the father of Edward Redfield, (1868-1965) internationally recognized as a landscape painter. At the time of the sale of 2.5 acres to William A. Cochran in September, 1891, he is shown as residing in Montgomery County.<sup>23</sup> The Grantor index in Norristown indicates that Redfield was not a major developer, and that the Wyncote development constituted his main venture in the real estate market. Isaiah Matlack, on the other hand, was involved with many more transactions, buying and reselling in quick succession. For example, he

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<sup>21</sup> Bradley Redfield to William A. Cochran: Deed Book 360, p. 449, September 22, 1891.

<sup>22</sup> Gopsill's Philadelphia City Directory, p. 1511.

<sup>23</sup> Deed Book 360, p. 449, Bradley Redfield to William A. Cochran, September 22, 1891.



purchased lots 7,8,9 and 10 on the Hazard development, established in 1885; on March 18, 1887 he resold these lots to developer M.L. Kohler. Descendants of Martin Luther Kohler report that he developed Bent and Accomac Roads. Deed records do not indicate that he was involved in the ownership of the Redfield lots; however, it is likely that Kohler acted as an agent for Bradley Redfield for the sale of these properties.

William E. Weber

A prominent civic and church leader, Weber undertook the last development in Victorian Wyncote, closest to the railroad. He had acquired this choice parcel of land in 1894 as shown on the A.H. Mueller Map of 1897. [Figure 12] The sale was reported in the local newspaper:

The coal firm of Thomas Nicholson was bought by J.L. Grauer, to be run in the name of "Grauer & Bros." The lot of six acres belonging to Thomas Nicholson on the south side of Greenwood Avenue was sold to Mr. Weber of this place last week for \$12,000. 24

Weber's holdings were subdivided into building lots, according to a survey made by Joseph W. Hunter on December 16, 1902, and a new road called "Cliff Terrace" was cut through from Glenside Avenue. Plans for a closed road within the block, extending from the south side of Greenwood Avenue and

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24 Times Chronicle, Vol. I, September 22, 1894.





Figure 12. Railroad Atlas of Cheltenham, Abington and Springfield Townships, 1897, A.H. Mueller Company.



turning at a right angle to meet Glenside Avenue were never executed, nor were houses built on lots 30 through 34. This space was used subsequently for community tennis courts. The numbered lots are recorded on the A.H. Mueller Map of 1909. [Figure 13]

Mr. Weber built six double houses, three on each side of the street, on the new established Cliff Terrace. A semi-detached unit on the corner of Glenside Avenue and Cliff Terrace sold for \$3,500 in 1903. Houses within the block sold for \$3,250.<sup>25</sup> These houses were in the cottage-type Queen Anne style, one and one-half stories high, with alternating gable and gambrel roofs.

With the erection of five double houses on the south side of Greenwood Avenue in 1915, building on the Weber development was nearly completed. Each semi-detached unit sold at that time for \$5,000. <sup>26</sup> These houses are recorded on the F.H.M. Klinge Map of 1927. [Figures 14 and 15]

### Edwin Tyson

Mention should also be made in the development story of Victorian Wyncote of the operations of Edwin Tyson -- local plumbing and hardware merchant -- who, on November 1, 1898

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<sup>25</sup> Deed Book 500, p. 246, May 1, 1903; Deed Book 503, p. 160, June 8, 1903.  
<sup>26</sup> Deed Book 633, p. 205, May 23, 1910.









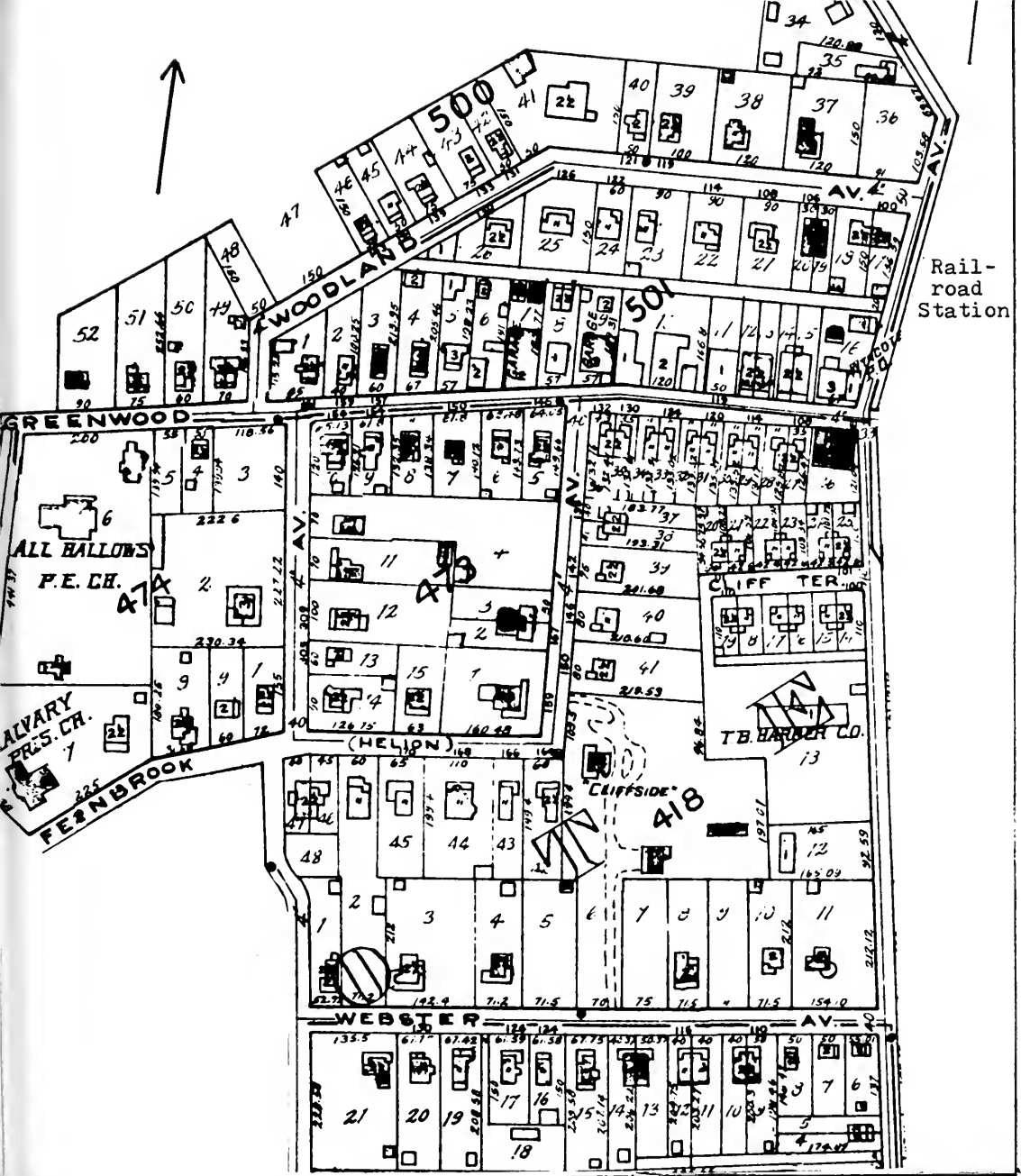
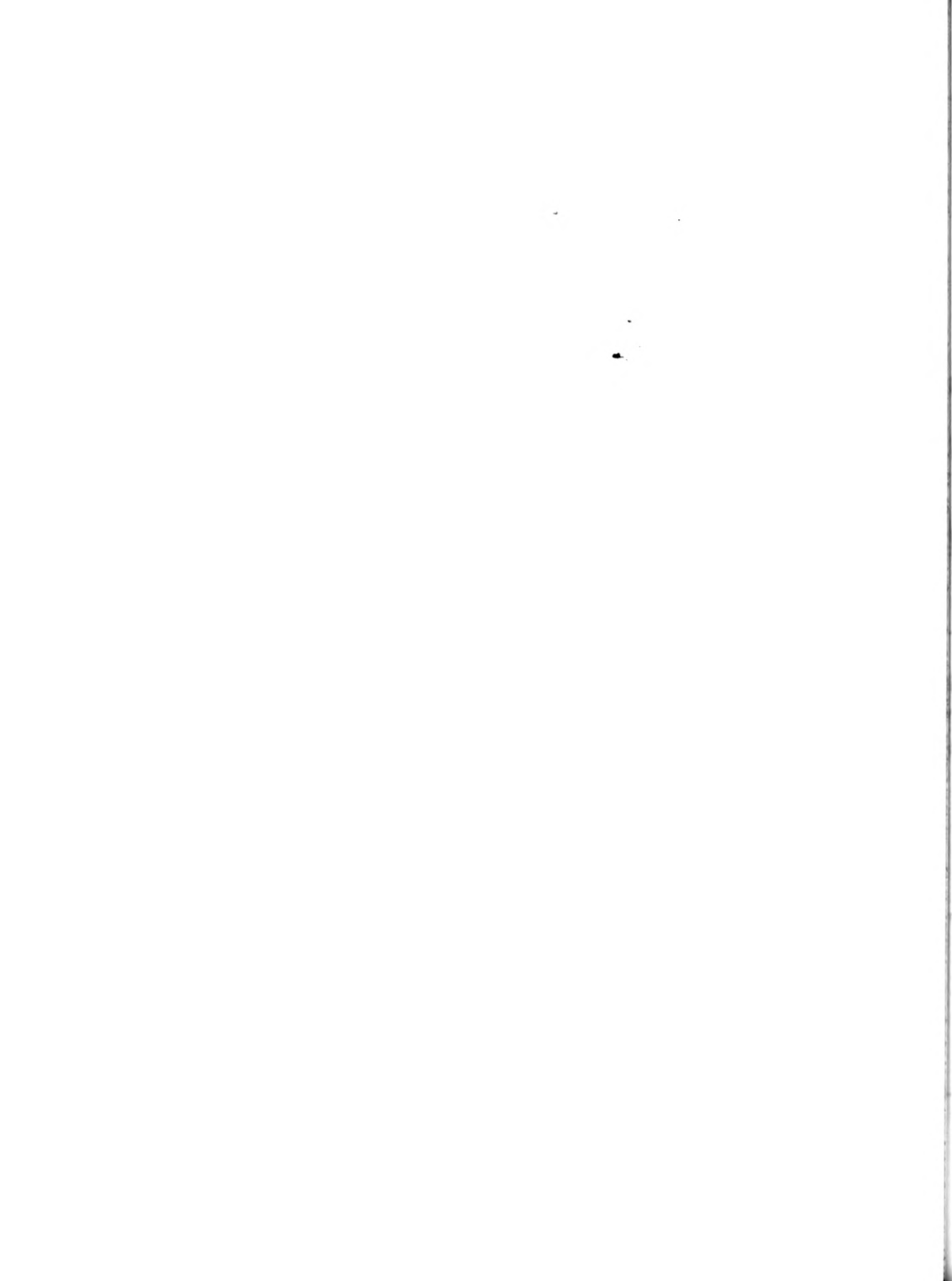


Figure 14. F.H.M. Klinge Atlas, 1927. Outline of proposed district near the railroad.



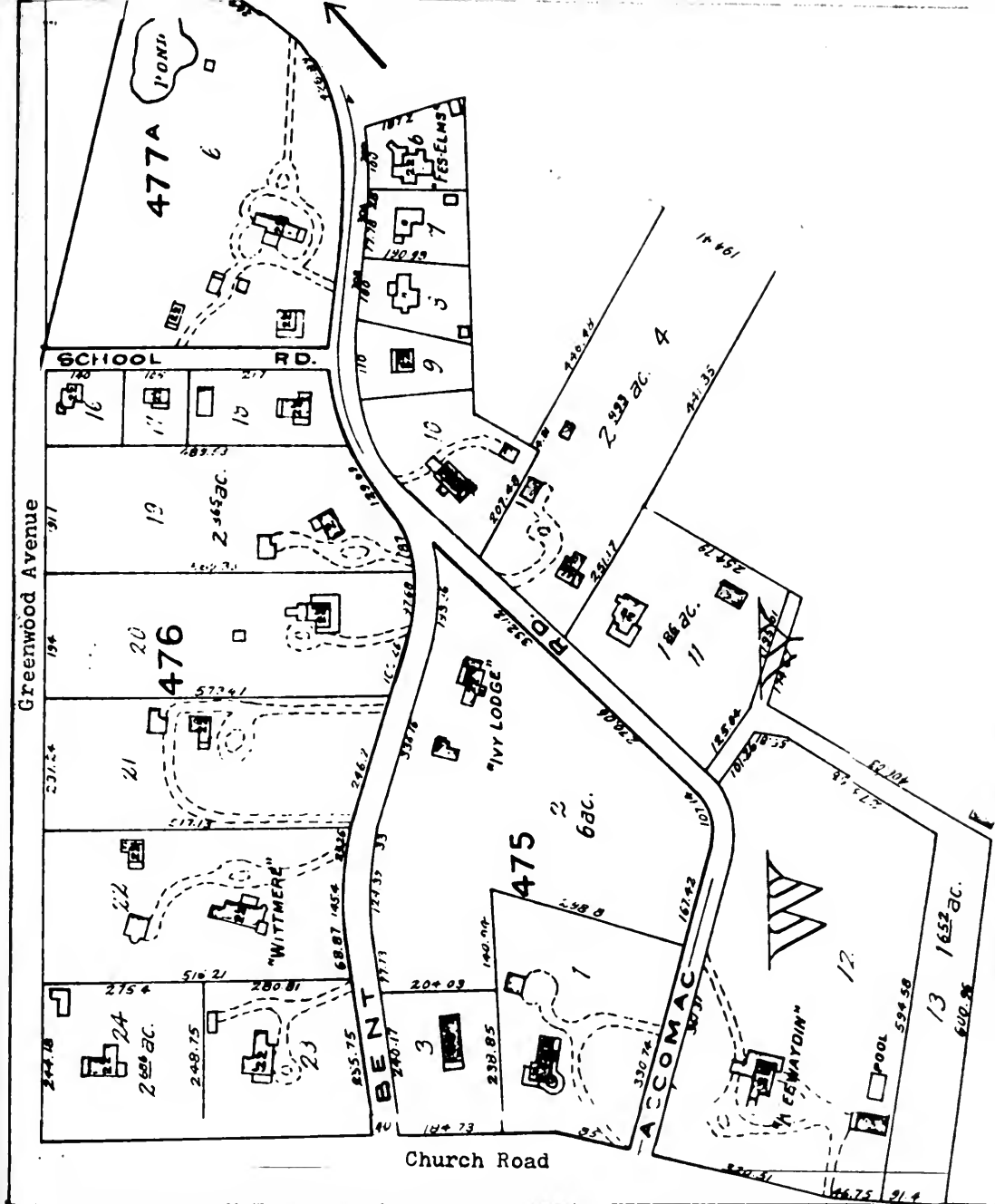


Figure 15. F.H.M. Klinge Atlas, 1927. Outline of Bent and Accomac Roads in proposed district.



purchased, in the name of his wife Geraldine, four and two-tenths acres of land from the Estate of James Nile for \$2,900 at public auction. 27 This purchase included an Italianate Style dwelling that pre-dates 1873. 28 Mr. Tyson subdivided this acreage, according to a survey made by Frederick G. Thorn, Jr., with the establishment of a new street called Greenwood Place leading from Greenwood Avenue to the present Walt Lane. Mr. Tyson erected six double houses for rental purposes on this tract. The pair of double houses on Greenwood Avenue were built in the Shingle Style; another pair on Greenwood place were built in the cottage Queen Anne style; and a third pair of brick double houses on Greenwood Place suggest the Arts and Crafts Movement popular at this time.

### Summary

Wyncote remained one of the last areas in Cheltenham Township to be developed as a suburban community, even though railroad service had been instituted as early as 1857. The PRERBG reported in 1887 that "the Reading Railroad has not attracted the attention of other lines."<sup>29</sup> Development of Victorian Wyncote was accomplished by both

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<sup>27</sup> Deed Book 444, p. 471, November 1, 1898.

<sup>28</sup> Deed Book 220, p. 64, January 17, 1873, John M. Fenton to James Nile: an existing building is specified in this deed; the building is also shown on the G.M. Hopkins map of 1883.

<sup>29</sup> PRERBG, Vol. 1, No. 6, February 15, 1886, p. 71.





outside and local individuals. Once begun, the breaking up of large tracts of land proceeded rapidly, in response to the high demand for suburban lots. Willis P. Hazard established the first sub-division in 1885 and by 1887 had disposed of all 57 lots; his name disappears from the Cheltenham Township tax records, as owner, by that date. Wyncote escaped mass development at the hands of a single developer or syndicate. The operations of the five principal developers of different backgrounds resulted in varied and interesting streetscapes with individualistically styled dwellings. The only recognizable "development" rows are those on Cliff Terrace and the south side of Greenwood Avenue, representing only a small part of the built environment. Local builders played an important role, functioning as contractors and speculators, buying and selling lots and erecting homes on speculation or for commissioned clients. The contributions of professional architects will be discussed in the section on architecture. Restrictions contained in deeds controlling the cost of dwellings and their location on the lot, as specified in the Heacock and Redfield deeds, helped assure the quality and appearance of the neighborhood. Quick turnover of both unimproved and improved lots in the late nineteenth century was characteristic of the early settlement of Victorian Wyncote. After 1915, transference of property was less frequent, reflecting greater stability in the community.



## CHAPTER TWO: COMMERCIAL ACTIVITY IN WYNCOTE

In the late 1880s a small business district began to develop in Wyncote near the main intersection of Greenwood and Glenside Avenues. The Thomas Nicholson Coal and Lumber Yard near the railroad had been established as early as 1883, as shown on the G. M. Hopkins map of that date. [See Figure 4] The William Baist map of 1891 lists a structure on the corner of the intersection that according to Hotchkin contained a post office and store.<sup>1</sup> [See Figure 10]

The Hexamer Insurance Map of 1898 records a number of commercial structures on the north side of Greenwood Avenue, extending from Glenside Avenue to the row of five houses on the west end of the block.<sup>2</sup> These included three "store and dwelling" units that served as the hub of the community, accommodating stores as well as inns and restaurants, with spaces overhead for schools, political and social meetings, and business offices.<sup>3</sup> By the mid-1890s L.M. Bean's Livery Stable and Edwin Tyson's Hardware and Plumbing Store had been built. A late nineteenth-century photograph records the

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<sup>1</sup> Hotchkin, The York Road Old and new, Binder & Kelly, Philadelphia, 1892, p. 180.

<sup>2</sup> Insurance Maps of the Suburbs of Philadelphia, Vol. I, Ernest Hexamer & Son, Philadelphia, p. 33.

<sup>3</sup> As reported in the Times Chronicle, 1894-1897; microfilm copies Montgomery Publishing Company, Fort Washington, Pennsylvania.



appearance of the James Nile Building, designed by Horace Trumbauer in 1896, on the northwest corner of this intersection. [Figure 16] Shortly thereafter, two additional store and dwelling buildings were erected to the west of the Trumbauer building; all three buildings are shown in Figures 5 and 17.

Also shown on the 1898 map are building headquarters for M.E. Hauser and Burke & Dolhenty. By 1909, the A.H. Mueller Atlas no longer lists Burke & Dolhenty, but continues to show M.E. Hauser, with the addition of W. John Stevens, Inc. and S.L. Schively, as builders. It is reported that Schively employed black workers and built houses for them in Hilltop Lane, a narrow street rising above Greenwood Avenue to the north, thus establishing a black community in Wyncote that continues to this day.<sup>4</sup> Reggie Jackson, outfielder for the California Angels and a 1964 Cheltenham High School graduate, grew up at 149 Greenwood Avenue, where his father also had his tailor shop. [See Figure 23]

By 1900 Wyncote had become established as an upper middle-class neighborhood whose residents, proud of their attractive environment, discouraged commercial growth in the community. Consequently, business operations were contained

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<sup>4</sup> As reported by Mr. Carl W. Gatter, longtime resident of Wyncote.





Figure 16.  
James Nile Building, Greenwood Avenue, erected c. 1893.  
Horace Trumbauer, architect.  
Photograph courtesy Carl W. Gatter.



Figure 17.  
Wyncote Business District, Greenwood Avenue c. 1918.  
Photograph courtesy of John J. O'Donnell Company,  
Wyncote, Pennsylvania.





in the first block of Greenwood Avenue. The Jenkintown & Cheltenham Gas Company and the Montgomery County Ice and Cold Storage Company established complexes of services buildings near the railroad with connecting rail spurs shortly after 1900. These buildings have long since been removed, and the space is now used as auxiliary parking for the Jenkintown Railroad Station.

William E. Weber's land on the south side of Greenwood would have presented a prime opportunity for commercial expansion. [See Figures 12 and 13] Instead, all of Weber's lots were sold for the construction of dwellings, with the exception of the lot at the southwest corner of Greenwood and Glenside Avenues, where the Wyncote Pharmacy was constructed. The deeds of sale of the rest of the lots contained explicit restrictions against the erection of commercial structures.<sup>5</sup> The 1920s and 1930s witnessed the peak of commercial activity in Wyncote and the last years in which businesses located in Wyncote directly served the community. Branches of the Glenside Bank & Trust Company and the Jenkintown Electric Company were established in buildings on Greenwood Avenue in the 1920s. The Wyncote Pharmacy building, designed by J. Linden Heacock, was built in the mid-1920s. As the pace of residential development slowed, builders' offices disappeared, and

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<sup>5</sup> e.g. Deed Book 674, p. 168, William E. Weber to Michael E. Hauser, 1912.



the decreased need for ice, coal, and to some extent gas, resulted in the removal of the utility companies near the railroad.

Wyncote was not exempt from the effects of the Great Depression of the 1930s and World War II. Chauffeur-driven cars no longer brought affluent businessmen to the daily trains at the Jenkintown Station. The Glenside Bank & Trust Company failed in 1931, and the Jenkintown Electric Company closed its branch office as well.<sup>6</sup> During the war, ammunition was manufactured in a large stone warehouse at 147 Greenwood Avenue that had been converted into a foundry.<sup>7</sup> This is the closest Wyncote ever came to supporting heavy industry. In the same decade, a one-story brick building between the foundry and the old livery stable housed the "J. Barton Benson Smithery" which produced ornamental iron work. [Figure 18]

Wyncote's reluctance to disturb its residential ambience with conspicuous commercial structures was illustrated in the 1940s when a small precision manufacturing firm established operations at 125 Greenwood Avenue. To mitigate the impact of the industrial operation, the owner erected a Colonial

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<sup>6</sup> Times Chronicle, 75th Anniversary Issue, October 2, 1969, p. 52.

Lillian Kelley, "Japanese Film Wyncote Office Building," Times Chronicle, July 14, 1983, p. 1.





Figure 18.

J..Barton Benson Smithery (on left) and former Levi M. Bean Livery Stable (on right). Photograph c. 1940 courtesy of ATD American Company, Wyncote, Pennsylvania.



Figure 19.

Store and Dwelling (on right) erected c. 1895, J. Linden Heacock, architect; former Edwin Tyson Plumbing Store (on left) erected c. 1896, Greenwood Avenue. Photograph 1985.



Revival house close to the street, to which he attached a large building in the rear. The result was a unique combination of historicism and functionalism.

In the 1950s, the James Nile Building was demolished to make way for a service station, and in 1969 the commercial/residential structure next door, which dated from the mid-1890s, was razed in order to expand the station. The third commercial/residential building, designed by J. Linden Heacock in 1896, survives, as does the Tyson hardware store building next to it. [Figure 19] The latter building is now occupied by the John J. O'Donnell Plumbing Company.

A large stone warehouse was built in the 1950s on the west side of Glenside Avenue, south of Cliff Terrace, and is now leased by the Bell Telephone Company as garage space. A previous building on the site, owned by T.B. Harper, had been used for cement-producing and well-digging operations.

With the 1970s came fine examples of adaptive use of historic structures. The ATD American Company, wholesale suppliers of textiles and office furnishings, purchased the livery stable, foundry, and a warehouse on Greenwood Avenue from the Quaker Distributing Company in 1976. All three buildings were vacant at the time. They launched a spectacular rehabilitation of these buildings, which won awards from





the Montgomery Planning Commission and the Board of Commissioners of Cheltenham Township. 8 With John Sudofsky of Norristown as architect and Worthington Associates of Bristol, Pennsylvania as the contractor, modern office interiors were created within the original stone walls of the foundry and livery stable. The 1940 brick smithery building was removed and replaced with a stone building to match the rest of the complex, using original and additional quarried stones from the cliff behind the buildings. Timberwork, steel beams, and stones were recycled by expert craftsmen. In 1980, Thomas Hine, architectural critic of the Philadelphia Inquirer, praised this rehabilitation project, writing

the three Zaslow brothers who own this institutional purchasing and distribution business set out to build a good place for themselves, their employees, and for their neighbors. The result is a building whose generosity points up the meanness of most of the rest of what is being built nowadays.<sup>9</sup>

The fame of this project has spread overseas, and recently a Japanese television camera crew filmed the buildings. 10 Figure 20 is a view of the buildings before the rehabilitation, and Figure 21 is a photograph of the new exteriors.

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<sup>8</sup> Special Planning Award presented to the ATD American Company by the Montgomery Planning Commission, January 13, 1982; A Resolution of the Board of Commissioners of Cheltenham Township, September 21, 1982.

<sup>9</sup> Thomas Hine, "Caring Helps Make it Good," Philadelphia Inquirer, September 14, 1980.

<sup>10</sup> Lillian Kelley, p. 1.



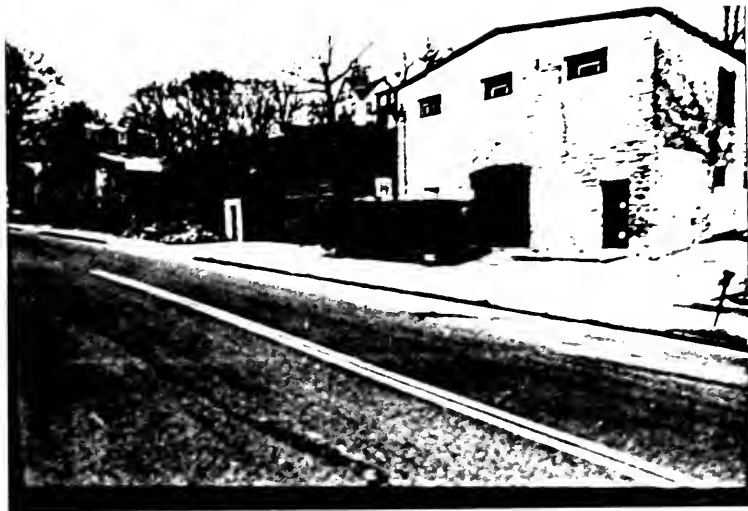


Figure 20.  
Commercial buildings on Greenwood Avenue c. 1976 before  
rehabilitation by ATD American Company in 1979.  
Photograph courtesy of ATD American Company.



Figure 21.  
Exterior of ATD American Company after rehabilitation in 1979.  
John Sudofsky, architect.  
Photograph 1985.



Wyncote boasts other examples of adaptive use. The first floor spaces of several c. 1910 semi-detached houses have been adapted for use as professional office space, and the 1896 Wyncote Elementary School at 400 Greenwood Avenue has had its interior space remodelled and houses an accounting firm on the first floor and an engineering consulting firm on the second. The exterior has not been altered.

The 1980s are witnessing further change, specifically the major adaptation of the 1931 Horace Trumbauer Jenkintown Railroad Station for a 168-seat restaurant.<sup>11</sup> [Figure 22] Modern glass enclosures will alter the appearance of the historic station, although the building itself will remain essentially intact. Interestingly, a restaurant was located in the turn-of-the-century station that was demolished to make way for the Trumbauer station. Plus ça change, plus c'est la même chose.

Wyncote has experienced a variety of commercial activity over the last hundred years. Two significant forces have effectively maintained the high integrity of this mainly

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<sup>11</sup> Michael Riedel, Philadelphia Inquirer, August 29, 1985. Confirmation of restaurant to be built at the Jenkintown Railroad Station by Anthony DiMarco of Abington, Pennsylvania, by arrangement with SEPTA, owner of the Station.



residential suburb: 1) containment of business operations within a limited area by determination of Wyncote's residents; and 2) the preservation of Wyncote's historic buildings through adaptive use.







Figure 22.  
Jenkintown Railroad Station, erected 1931.  
Horace Trumbauer, architect.  
Photograph 1985.



Figure 23.  
Boyhood home of Reggie Jackson  
149 Greenwood Avenue (original  
building c. 1900).  
Photograph 1984.



### Choice of Style

Several factors determined the style of the houses built in this new suburban community. Generally, choices consisted of domestic styles popular at the time of construction, particularly those which had already appeared in the surrounding area. Developers, homeowners and architects all had a voice in the selection of the style. The developer, guided by his knowledge of the marketplace and building technology, offered a house that he believed would satisfy the needs of prospective purchasers at the right price. Enlightened buyers, familiar with current architectural fashions and the social image they conveyed, doubtless conferred with the builder or architect on the design of their houses. The designs which the architect J. Linden Heacock prepared for his client, Dr. H. Vance Peters, would seem to be a good example of this. A first set of drawings presented a fairly simple Queen Anne house, while a second set introduced greater complexity in outline and window arrangements. Dr. Peters, desirous of added embellishment, could very well have proposed these changes.<sup>1</sup>

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<sup>1</sup> 132 Webster Avenue, c.1895. Drawings of J. Linden Heacock, Collection of the Athenaeum of Philadelphia.



## Role of the Professional Architect

A significant number of houses in Wyncote have been identified with well-known Philadelphia architects. Recent research has provided documentation for the names of the architects and the structures they designed in Wyncote. A listing of these architects appears in Appendix A. In commissioning architects to design many of their houses and all of their churches, Wyncote's residents achieved architectural distinction for their town, as well as a physical expression of their social standing. The expanding role of the professional architect in the design of middle-class houses is well demonstrated in this new community. Unfortunately, the list of architects who worked in Wyncote must remain incomplete, for there are significant houses in the district that appear to be architect-designed but for which no documentation can be found.

Professional builders also constructed many of Wyncote's houses, and their designs compare favorably with those designed by architects. An example is a house designed by the local firm of Burke and Dolhenty [Figures 24 and 25] and a house designed by Angus S. Wade [Figures 26 and 26a], who was an architect/builder associated with large developments in suburban Philadelphia areas.<sup>2</sup>

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<sup>2</sup> Scientific American, Vol. 17, No. 2, February 1894, p. 22 illus. p. 30; Ibid., Vol. 17, No. 3, March 1894, p. 35, illus. p.43.



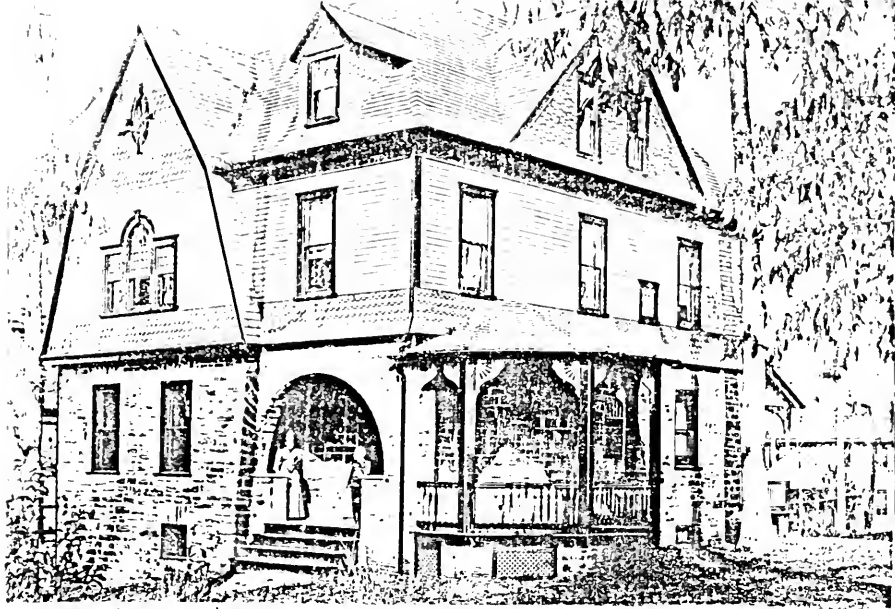


Figure 24.  
205 Maple Avenue, 1894. Burke & Dolhenty, architects.  
As illustrated in Scientific American, 1894.



Figure 25.  
305 Maple Avenue, 1894. Burke & Dolhenty, architects.  
Photograph 1985.







Figure 26.  
146 Fernbrook Avenue, 1894. Angus S. Wade, architect.  
As illustrated in Scientific American, 1894.

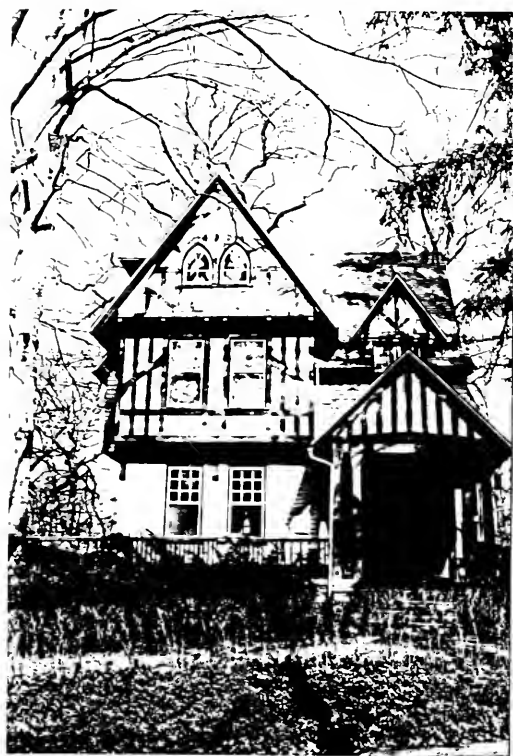


Figure 26a.  
146 Fernbrook Avenue, 1894.  
Angus S. Wade, architect.  
Photograph 1984.



The general reference to Wyncote as a "Victorian" neighborhood disguises the fact that it contains a variety of architectural styles popular in the late nineteenth and early twentieth centuries. A tour of the area reveals the progression of American architectural styles during this period.

Using the terminology and identifying characteristics that architectural historians have ascribed to domestic architecture of this period, it is possible to recognize the following styles in Wyncote: vernacular farmhouses, vernacular Victorian, Italianate, Second Empire, Stick, Queen Anne, Shingle, Tudor and Colonial Revival. Queen Anne and Shingle style houses, built before 1915, make up most of the architectural fabric of the district. A limited number of Tudor and Colonial Revival houses were built after 1900 through the 1920s. More recently, in the 1950 and 1960s, a few Colonial Revival houses have been built, mostly in the Cape Cod manner, on the remaining undeveloped lots.

It is sometimes difficult to assign a style to a particular house, as builders and architects moved easily from one style to another as a consequence of the architectural freedom of the times and the ready availability of mass-produced parts, resulting in considerable overlapping of specific types.



### Houses pre-dating 1885

Only three dwellings were in place when Wyncote was created as a new village in 1885. Two of these were in the vernacular farmhouse style, located at 209 and 211 Greenwood Avenue, one of which is illustrated in Figure 27. These houses were once part of a large farm, as shown on the G.M. Hopkins Atlas of 1883. [See Figure 4]. An Italianate dwelling, recorded in a deed of 1873, survives at 414 Greenwood Avenue.<sup>3</sup> [Figure 28]

### Vernacular Victorian

Between 1885 and 1890 five frame houses were built on Wyncote's first development on Woodland Road.<sup>4</sup> They represent the plain, utilitarian type of house built by anonymous builders. [Figure 29]

### Second Empire

A few examples of mansard-roofed houses, typical of the Second Empire style popular in the 1850s and 1860s, were constructed in Wyncote, one of which is illustrated in Figure 30. One significant Second Empire house was built in the late 1880s at 308 Maple Avenue as a country residence for the

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<sup>3</sup> Deed Book 220, p. 64.

<sup>4</sup> Located at 131, 133, 139, 141 and 143 Woodland Road.





Figure 27.  
211 Greenwood Avenue, c. 1870.  
Photograph 1984.







Figure 28.  
414 Greenwood Avenue, erected prior to 1873  
Photograph 1984



Figure 29.  
143 Woodland Road, c. 1887.  
Photograph 1981.





Figure 30.  
203-205 Greenwood Avenue, c. 1890.  
Photograph 1984.



Figure 31.  
308 Maple Avenue, c. 1886.  
Photograph 1984.



German Consul, William A. Selser.<sup>5</sup> [Figure 31] This is a symmetrical house constructed of brownstone, with a prominent round tower placed in the northwest corner, and a wide porch encircling the entire structure.

### Stick Style

The Stick Style, popularized by Henry Hudson Holly in the 1860s, earned its name for its applied wood detailing suggesting the skeleton frame.<sup>6</sup> Asymmetrical and upright, it had little archaeological borrowing and incorporated porches into its design. There are no pure examples of this style in Wyncote, for by the time this community was developed in the mid-1880s the Queen Anne style had become the principal style.

### Queen Anne Style

The majority of houses in the district belong to the Queen Anne style, which is more broadly considered as "Victorian" architecture. The development of this style had many influences; therefore, a brief review of the styles that preceded it and the forces that produced it is appropriate.

Two types of domestic architecture dominated at the opening of the nineteenth century -- the Georgian, based on

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<sup>5</sup> Shown on the G. William Baist Atlas of 1891 [Figure 10].

<sup>6</sup> Henry Hudson Holly, Country Seats, 1863. Reprint, American Life Foundation, Watkins Glen, NY, 1977.



English precedent, and the Greek Revival, based on classical tradition. In the 1840s, primarily through the publications of Andrew Jackson Downing, the Gothic Revival fashion gained public attention.<sup>7</sup> By mid-century, the Second Empire and Italianate styles were being copied for both residential and commercial buildings, with varying degrees of faithfulness to the original model. Simultaneously, established vernacular building forms continued to be built.

In the 1860s and 1870s, with the increasing role of the professional architect, as well as an influential architectural press, the architectural profession began to look in two directions in search of a new, and perhaps, national style. On the one hand, they recalled nostalgically America's colonial past, and on the other, they sought a free interpretation of all historic styles. Such free interpretation, on both sides of the Atlantic, represented a break with the earlier Gothic Revival mode.

In the second half of the 19th century the accumulation of historical styles, the continuation of the vernacular, combined with the new Queen Anne and the Colonial Revival, not to mention some interest in the Japanesque, produced a

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<sup>7</sup> Andrew Jackson Downing, The Architecture of Country Houses, D. Appleton & Company, 1850. Dover Reprint, 1969.





rampant eclecticism in domestic architecture. Industrialization, the expanding economy and the rise of the newly prosperous middle class who demanded better homes and "style" contributed to this eclecticism.<sup>8</sup>

The Queen Anne style was named and popularized by a group of nineteenth-century architects, beginning in the 1860s, among whom Richard Norman Shaw (1831-1912) was the most widely copied in this country. The name is rather inappropriate, for, as Hitchcock points out, it would be more accurate to label the new stylistic modes beginning just before 1870 in England and slightly later in the United States by the names of their principal proponents: 'Shavian' for Richard Norman Shaw and 'Richardsonian' for Henry Hobson Richardson (1838-1886).<sup>9</sup> Shaw's contribution to the American Queen Anne was profound, mostly stemming from his manorial houses with their picturesque, asymmetrical outlines, window treatment, and the free interpretation of Medieval, Elizabethan and eighteenth-century styles. Henry

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<sup>8</sup> The theory and development of the Queen Anne, and the Shingle Style which derived from it, together with the Colonial Revival, is reported fully in Hitchcock's Architecture: Nineteenth and Twentieth Centuries, (Fourth edition, Penguin Books, New York, 1983), as well as in Vincent Scully's The Shingle Style, (Yale University Press, New Haven, 1955). An interesting and well-illustrated account of the Queen Anne Movement in England, with some comments on the American Queen Anne, is presented in Mark Girouard's Sweetness and Light. (Yale University Press, New Haven, 1977).

<sup>9</sup> Hitchcock, p. 291.



Hobson Richardson created a uniquely American style by applying discipline and order to the Queen Anne, simplifying volumes and masses, reducing ornament, using stone and shingles, and adding the Romanesque arch. His designs were assimilated in the new Shingle Style. Richardson certainly did not initiate the Shingle Style but he took it over in 1880 and made it very much his own.<sup>10</sup>

The Centennial Exposition at Philadelphia in 1876 brought the Queen Anne fashion clearly into the limelight, with the construction of Thomas Harris' British Exhibition buildings in the Old English Cottage Style.<sup>11</sup> Similarly, America began to look to its colonial period, its artifacts and architecture, with renewed interest. A New England kitchen of 1776 was exhibited at the Philadelphia Exposition, and in the 1870s the architectural profession began to explore the homey attributes and picturesque qualities of colonial houses. <sup>12</sup>

#### **Description of Wyncote's Queen Anne Houses**

Wyncote's Queen Anne houses, built on narrow lots on the steep hills near the railroad, present a jagged outline against the sky. They are unified in scale by their two and one-half story heights capped by prominent rooflines, with

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<sup>10</sup> Ibid., p. 366.  
<sup>11</sup> Scully, p. 19  
<sup>12</sup> Ibid., p. 28 ff.





Figure 32.  
119 Woodland Road, c. 1887.  
Photograph 1985.



Figure 33.  
105-107 Cliff Terrace, c. 1905.  
Photograph 1985.



bays and projections contributing to their asymmetrical forms. [Figure 32] Although described as "two and one-half" stories, they are closer to three stories, as the floor to ceiling height in the attic provides almost a full story. They were constructed with balloon frame skeletons, a type of framing that was easy to build, economical, and accommodated the irregular shapes of the Queen Anne.<sup>13</sup> The high, angular hipped roof is especially noticeable in Wyncote, and is nearly always penetrated with intersecting gables over side bays and projections. The gambrel roof, suggesting the Colonial Revival, is also well represented in Wyncote.<sup>14</sup> [Figure 33] Wyncote is noted for its use of local stone for its foundations and on all or part of the upper structure. Victorian Wyncote was fortunate in having ample deposits of "Wissahickon schist" in its steep hills. Quarrying operations have been discontinued, but the grey, sparkling stone, still exposed in the sides of the cliffs in Wyncote, bear witness to this valuable resource. J. Linden Heacock, a local architect, is known to have published an article on "Chestnut Hill stone" (similar to the stone in Wyncote) in 1916.<sup>15</sup> A favorite combination of exterior materials was

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<sup>13</sup> The balloon framing method was developed in the midwest in the mid-nineteenth century, as described by Siegfried Giedion in Space, Time and Architecture, Harvard University Press, Cambridge, 1963.

<sup>14</sup> Late nineteenth century houses with gambrel roofs are frequently classified as Colonial Revival.

<sup>15</sup> J. Linden Heacock, "Ledge-stone Work of Philadelphia and Vicinity," Architectural Review, Vol. 2, 1913, pp. 279-286.





the use of stone at the first floor level, with wood framing above, either in clapboard or shingle sheathing. Typical of the period, the variety of cut shingles in contrasting bands and in gables calls attention to exterior texture. Examples of houses completely clad in shingles may be seen at 126 and 130 Woodland Road and on the double houses at 1 and 2, 11 and 12, and 7 and 8 Greenwood Place.

Brick construction, suggesting urban rowhouses, is seen to a lesser extent in Wyncote. However, a handsome all-brick double house at 147-149 Fernbrook Avenue was built in 1886. <sup>16</sup> [Figure 34] Partial brick exteriors are incorporated into the design of a few houses. The large Tudor-styled Parish Hall of All Hallows Episcopal Church, built in 1926, is constructed of light-colored brick with stucco and half-timber detail.<sup>17</sup> Stucco, sometimes referred to in building accounts as "pebble dash," was often used in combination with half-timber detail on upper stories. The five double houses on the south side of Greenwood Avenue (numbers 108 through 130) were originally built c. 1910 with all-stucco exterior surfaces.

Towers -- square, round, and polygonal -- are a conspicuous architectural feature on many of Wyncote's houses. They

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<sup>16</sup> Shown on the Kohler Plot Plan of 1886 [Figure 11].

<sup>17</sup> PRERBG, Vol. XLI, 30, July 28, 1926.



were built of stone or wood and placed on corners, centered on facades, or attached to the side or rear elevations.

[Figures 31, 35, 36 and 56]

Porches were a popular architectural feature of the time, and their varying appearance -- full-width, corner, recessed and wrap-around types -- contribute to the Victorian feeling in this community. The elevated first floor levels of the houses necessitated a series of steps leading from the ground level, and the sequential order of entry they established lent importance to the porch itself. [Figures 29, 31, 32, 33, 34, 41, 54 and 55]

Window treatments in Wyncote are decorative as well as utilitarian. An infinite variety of glazing and window sizes appear in square, round and arched frames. The majority of windows are double-hung, with examples of casement sash appearing more frequently after 1900. The customary Victorian type of window sash -- 1/1, 2/1, 2/2 and 4/4 styles -- are seen in great numbers. Multi-paned sash over a single light below were also built in houses at the turn of the century, as were Palladian type windows. 18 Large "picture" windows are noticeably absent in the Victorian district.

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18 An equal number of small panes in the upper and lower sash is usually an indication that the original window has been replaced.





Figure 34.  
147-149 Fernbrook Avenue, c. 1886.  
Photograph 1985.



Figure 35.  
107 Woodland Road, c. 1890.  
Thomas F. Miller, architect.  
Photograph 1985.





Figure 36.  
107 Woodland Road, c. 1890.  
Detail of Tower  
Thomas F. Miller, architect.  
Photograph 1985.



Figure 37.  
323 Bent Road, 1892.  
Angus S. Wade, architect.  
Photograph 1985.





Wyncote's houses were much more colorful than they appear today. The following color scheme was described for a Queen Anne cottage built in Wyncote in 1894: [See Figures 24 and 25]

The clapboards and line of shingles are painted a light yellow, with the shingled band in chrome. The roof is left to weather. The trimmings are of olive green, sash and muntins being dark red. 19

During the "colonialization" of Wyncote, the muted browns, golds and reds were obscured with white paint. Paint samples and reports from older residents confirm the use of the dark, muddled colors of the late nineteenth century, as described in A Century of Color.<sup>20</sup> Many of today's residents are returning to the colors of the Victorian period.

Houses designed by Angus S. Wade in Wyncote exemplify the eclectic Queen Anne style popular at the end of the nineteenth century. Wade designed the first house built on Bent Road on the Redfield development. Charles D. Cramp, of the Cramp shipbuilding firm in Philadelphia, commissioned a design for a country house in 1893. <sup>21</sup> [Figure 37] Wade's design for Harry Anderson at 304 Bent Road in the mid-1890s

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<sup>19</sup> Scientific American, Vol. 17, No. 2, February 1894, p. 19.

<sup>20</sup> Roger W. Moss, A Century of Color. The American Life Foundation, Watkins Glen NY, 1981.

<sup>21</sup> Sandra L. Tatman and Roger W. Moss, Biographical Dictionary of Philadelphia Architects, 1700-1930, G.K. Hall & Company, Boston, 1985, p. 816. This house has been recently reclad with asbestos siding.



is a side-gambrel roofed house of frame construction.<sup>22</sup> Two houses built for William E. Weber at 146 and 150 Fernbrook Avenue, described at the time as "Queen Anne cottages," demonstrate the design options available in the 1890s and which guarded against monotony in these suburban streets. <sup>23</sup> The house at 146 Fernbrook was illustrated in Scientific American and suggests Shingle Style influences.<sup>24</sup> [Figures 26 and 26a] Its neighbor, at 150 Fernbrook, suggests the Colonial Revival with its box-like form. In 1896 Wade was commissioned by Dr. C.H. Kunkle, the patent medicine king, to design a substantial house.<sup>25</sup> The result was a full-blown example of the picturesque Queen Anne, with a multiplicity of bays, gables, projections and towers.

### The Shingle Style

The Shingle Style, a new form of American domestic architecture, developed in the 1870s and 1880s principally for resort and country houses. It is therefore appropriate that this style found its way to Wyncote, a semi-resort community from 1885 to 1910. This style assimilated Colonial English and Richardsonian influences, as had the Queen Anne, but it minimized the picturesque combination of architectural

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<sup>22</sup> Tatman and Moss, p. 816.

<sup>23</sup> Ibid.

<sup>24</sup> Scientific American, Vol. 17, No. 2, February 1894, p. 19.

<sup>25</sup> Tatman and Moss, p. 817.



parts, emphasized exterior texture and massing, and brought down the verticality of the Queen Anne.

In the late 1880s two double houses in the Shingle Style were built on narrow lots at 100-102 and 104-106 Woodland Road as rental properties for summer visitors.<sup>26</sup> The 1893 appearance of the house at 100-104 Woodland Road is illustrated in Figure 8. Figure 43 records its appearance c. 1906 in an old postcard view, and Figure 44 is a partial view of the front broad gable, which has survived in its original form. However, the twin half in the left hand side of the photograph was severely "colonialized" in the 1920s, although the original porch and first floor stone walls were retained. The other half, on the right side of the photograph, shows the original shingle cladding, but also shows the addition of a forward extension with a "ferry-boat" roof and a new stucco surface at the first floor level. Houses such as these, occupying almost the entire width of their narrow suburban lots, are described by Samuel Bass Warner as "having the effect of looking individual, prosperous and private."<sup>27</sup>

Horace Trumbauer's work in Wyncote reflected the stylistic trends of the Shingle and Richardsonian styles. It

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<sup>26</sup> These double houses as well as additional houses on Woodland Road were built by Dr. I. Newton Evans and Samuel J. Garner, as rental properties.

<sup>27</sup> Samuel Bass Warner, Streetcar Suburbs, Harvard University Press, Cambridge, Massachusetts, 1962, p. 145.



also represented a phase in his long career that lies between his early vernacular frame houses and his later more classically inspired mansions.<sup>28</sup> Five Trumbauer houses, all built in the 1890s, survive in Wyncote.<sup>29</sup> Three of these houses, built of stone with wood and shingle detailing, rightfully belong to the Queen Anne, as illustrated in the W.A. Cochran house of 1892. [Figures 38 and 39] However, his house for Henry K. Walt of the same year, with its sweeping roof lines and simplified volumes, suggests the Shingle Style. [Figures 40, 41, and 42] This is one of the four Trumbauer houses that was built on spacious grounds on the new Redfield development at Bent and Accomac Roads, where site consideration was a major factor. An example of the relationship of house to site is well demonstrated in a turn-of-the-century postcard view of the Walt house, built on high ground on a six-acre site. [See Figures 40, 41, and 42] The large porch, an important element in the overall design, commanded a view of the landscaped gardens and ornamental lake below.

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<sup>28</sup> See Frederick Platt, "Horace Trumbauer in Jenkintown," Old York Road Historical Society Bulletin, Volume XLIV, 1984, pp. 13-26, for his discussion of vernacular Victorian houses built by Trumbauer in Jenkintown.

<sup>29</sup> Located at 305, 322 and 343 Bent Road; southeast corner of Accomac and Church Roads; and 168 Fernbrook Avenue.







Figure 38.  
 343 Bent Road, 1892.  
 Horace Trumbauer, architect.  
 c. 1906 postcard courtesy of Robert M. Skaler.



Figure 39.  
 343 Bent Road, 1892.  
 Horace Trumbauer, architect.  
 Photograph 1985.





Figure 40.  
305 Bent Road, 1892.  
Horace Trumbauer, architect.  
c. 1906 postcard courtesy of Robert M. Skaler.



Figure 41.  
305 Bent Road, 1892.  
Horace Trumbauer, architect. Detail of north porch.  
Photograph 1985.





Figure 42.  
305 Bent Road, 1892.  
Detail of stone tower.  
Horace Trumbauer, architect.  
Photograph 1985.



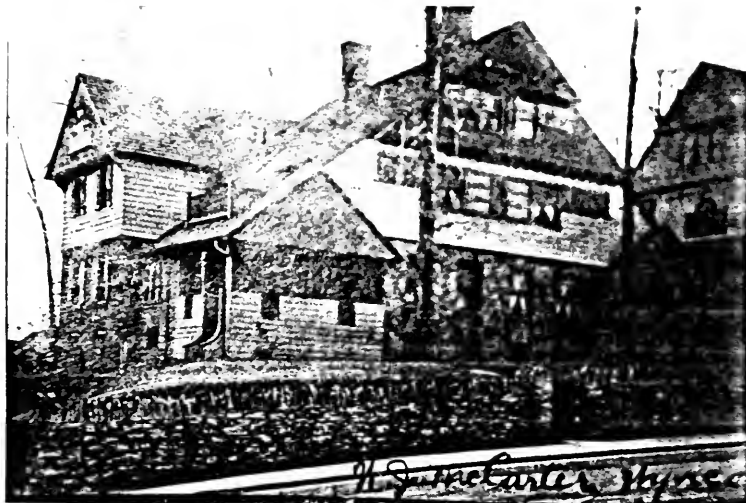


Figure 43.  
 100-104 Woodland Road, c. 1888.  
 c. 1906 postcard courtesy of Robert Harper, Wyncote,  
 Pennsylvania.



Figure 44.  
 100-104 Woodland Road, c. 1888.  
 Photograph 1981.





The last house Trumbauer built in Wyncote was constructed in 1896 on a narrow lot at 168 Fernbrook Avenue for the Herrick family.<sup>30</sup> Its design, with the centered broad tower encircled by a porch at the first floor level, was repeated by Trumbauer for houses in the Overbrook Farms and Pelham developments in Philadelphia at the end of the nineteenth century. The variety of window forms -- round, square, and Gothic headed, singly and in pairs and bands -- is one of the most pleasing design features of Trumbauer's houses in Wyncote, though they are less visible in the Herrick house on the side elevations than in the other houses with their more open views.

#### The Tudor Revival Style

It was not until 1900 that a full expression of the Tudor Revival style was built in Wyncote. Tudor details were incorporated in the remodelling of the Schellinger house at 308 Bent Road by William L. Price in 1902. <sup>31</sup> [Figure 45] In 1909 Thomas, Churchman and Molitor designed the Episcopal Rectory on Bent Road for All Hallows Church. <sup>32</sup> [Figure 46] In 1911 Herman Louis Duhring, Jr. designed a house for Charles Wentz at 1221 Church Road that reflected both Craftsman and Tudor influences.<sup>33</sup> A house at 132 Webster Avenue, built

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<sup>30</sup> Tatman and Moss, p. 800.

<sup>31</sup> Ibid., p. 631.

<sup>32</sup> Ibid., p. 784.

<sup>33</sup> Ibid., p. 222.





Figure 45.  
 308 Bent Road, c. 1896.  
 Alterations and additions by William L. Price, 1902.  
 Photograph 1985.



Figure 46.  
 All Hallows Episcopal Church Rectory, 1909.  
 270 Bent Road  
 Thomas, Churchman and Molitor, architects.  
 Photograph 1985.



c.1915, is a rectangular block constructed of brick, stucco and half-timbering, with a full-width front porch. In 1923 an English Tudor styled house was designed by DeArmond, Ashmead and Bickley for Cheltenham Township Commissioner Ralph Morgan on the southeast corner of Bent and Church Roads. It was one of the first houses in Wyncote to have a built-in garage.<sup>34</sup>

### Transitional Styles

Two double houses (332-334 Greenwood Avenue) designed by the firm of Heacock and Hokanson in 1899 represent a transition between the picturesque Queen Anne and the full-fledged expression of the Colonial Revival. <sup>35</sup> [Figure 47] They present an angular appearance with their geometric massing and steeply pitched gable roofs. Porches are relegated to a less important role than in the Queen Anne and Shingle styles; however, exterior textures continue to continue to express the architects' interest in texture with the use of stone, stucco, shingles and half-timbering.

The five double houses built between 1910 and 1915 on the south side of Greenwood Avenue (numbers 108 through 130), designed by the firm of Dull and Peterson, are similarly constructed, with a central block, side bays, corner porches

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<sup>34</sup> James F. Morgan family records.

<sup>35</sup> Ibid., p. 357; Philadelphia Inquirer, August 2, 1899, p.5.





Figure 47.  
 332-334 Greenwood Avenue, c. 1899.  
 Heacock and Hokanson, architects.  
 Photograph 1985.



Figure 48.  
 124-126 and 128-130 Greenwood Avenue, c. 1910.  
 Dull and Peterson, architects.  
 Photograph 1985.





and pronounced rooflines. 36 [Figure 48] However, these houses feature more decorative detailing such as the projecting, grilled balconettes that suggest the influence of the Beaux Arts tradition popular at this time. This row of houses was built for the developer William E. Weber; to avoid the appearance of a "development row" and to lend variety to the streetscape, alternating roof types, either gable- or gambrel-front, gave some individuality to each house.

### Colonial Revival

An example of a change in architectural fashion is illustrated with two houses built in Wyncote for the W.C. Kent family. In 1894 architect Edward C. Kent designed a house in the Queen Anne style for his mother at 313 Bent Road.<sup>37</sup> According to family records, the family sold this house in 1909 and moved to a fine Colonial Revival house nearby at 333 Bent Road. Three additional significant Colonial Revival houses were established on large lots at 312, 318, and 353 Bent Road after 1900. The house located at 318 Bent Road was designed by Mantle Fielding, Jr. in 1914.<sup>38</sup> [Figure 49]

With these houses, the development of the Victorian part of Wyncote was completed, except for a few remaining

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<sup>36</sup> Philadelphia Inquirer, June 27, 1899, p. 12.

<sup>37</sup> Tatman and Moss, p. 442.

<sup>38</sup> Ibid., p. 269; PRERBG, Vol. XXIX, No. 6, February 11, 1914.





Figure 49.  
318 Bent Road, 1914.  
Mantle Fielding, Jr., architect.  
Photograph 1985.



Figure 50.  
108 Webster Avenue, c. 1925.  
Photograph 1985.



lots.<sup>39</sup> In the 1920s the foursquare "classic box" was built at numbers 100, 104 and 108 Webster Avenue.<sup>40</sup> [Figure 50]

### Modern Houses

Only two houses were built in the district in the 1940s, both in the one and one-half story Cape Cod style. A small version was built at 6 Greenwood Place, and a significant dwelling, designed by Barney and Banwell, was built at 101 Woodland Road in 1947.<sup>41</sup> In the 1950s six small one and one-half story houses were built in the district: 139 and 143 Fernbrook Avenue, 10 and 13 Greenwood Place, and 107 and 123 Webster Avenue.<sup>42</sup> Only one house was built in the district in the 1960s -- a ranch style house at 119 Webster Avenue.<sup>43</sup>

### Wyncote's Churches

Wyncote's two churches in the heart of the district separate the "village" houses built on narrow lots near the railroad and those built after 1890 on more spacious grounds. The All Hallows Episcopal Church, designed in 1896 by Furness and Evans, <sup>44</sup> and the Calvary Presbyterian Church, designed by Dull and Peterson in 1898,<sup>45</sup> are contained in six acres of

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<sup>39</sup> Recorder of Deeds Office, Montgomery County.

<sup>40</sup> Ibid.

<sup>41</sup> Ibid.; Tatman and Moss, p. 47.

<sup>42</sup> Recorder of Deeds Office, Montgomery County.

<sup>43</sup> Ibid.

<sup>44</sup> Tatman and Moss, p. 292; PRERBG, Vol. VIII, No. 15,

April 12, 1893 and Vol. XI, No. 14, April 1, 1896.

<sup>45</sup> Documented by church records.



rising ground. The arrangement of these church properties in one picturesque grouping affords one of the most attractive ecclesiastical settings to be found in any Philadelphia suburb.

Both churches were designed in the English Country Gothic style. All Hallows, the smaller of the two, has a compact nave and transept arrangement, with a quaint Gothic entry porch. [Figure 51] The Presbyterian church is larger and presents a more irregular outline due to the 1927 additions. [Figure 52] Its central space is in the form of an auditorium, a more egalitarian interior than the traditional nave and transept of All Hallows.

The elders of the Presbyterian Church commissioned Frank Miles Day to design their Parish House, which was built in 1894, four years before the completion of the church.<sup>46</sup> The Parish House was originally constructed of stone on the first floor with pebble dash above, with a full-width front porch. Today its appearance is quite changed; it has been entirely reclad with stucco, and the porch has been removed.

In the 1920s a large L-shaped Tudor-style Parish House was built for the Episcopal church to the designs of Frank R. Watson. <sup>47</sup> It is connected to the church by a one-story stone cloister built in memory of William C. Kent.

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<sup>46</sup> Jenkintown Times, September 29, 1894.

<sup>47</sup> PRERBG, Vol. XLI, No. 30, July 28, 1926.







Figure 51.  
 All Hallows Episcopal Church (on left), 1896.  
 Furness and Evans, architects.  
 Parish House (on right), 1926.  
 Frank R. Watson, architect.  
 Photograph 1985.



Figure 52.  
 Calvary Presbyterian Church, 1898.  
 Dull and Peterson, architects.  
 Additions and alterations, 1927, George Espie Savage, architect.  
 Photograph 1985.



The passage of one hundred years has resulted in remarkably few changes in the appearance of Wyncote's houses. There have been no drastic modernizations of the Victorian dwellings. Over the years, additions and alterations have accommodated changing lifestyles and the need for modern conveniences; many porches have been enclosed for additional living space, for conservatories, or for additional kitchen space, carriage houses have been converted into garages or for use as artists' studios. One of the most obvious changes has been the covering of original stone, wood and shingled surfaces with asbestos siding or shingles, which took place mostly in the 1950s when a wave of enthusiasm for this new material swept through the neighborhood. So far, the current popularity of aluminum siding has escaped the notice of Victorian Wyncote.



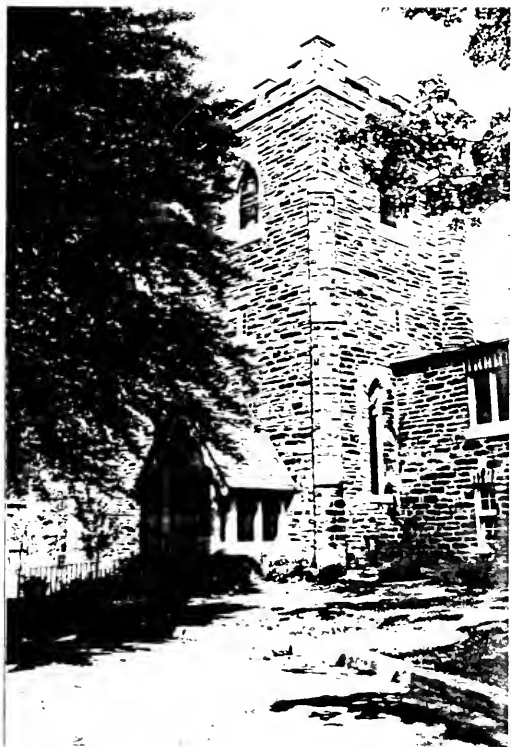


Figure 53.  
Calvary Presbyterian Church, 1898.  
West tower.  
Dull and Peterson, architects.  
Photograph 1985.



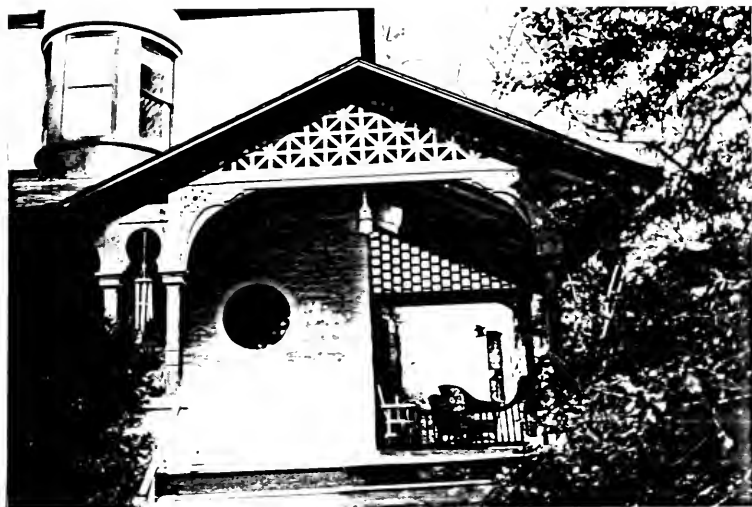


Figure 54.  
160 Fernbrook Avenue, c. 1890.  
Detail of west porch.  
Photograph 1984.



Figure 55.  
157 Fernbrook Avenue, 1894.  
Detail of back porch.  
Angus S. Wade, architect.  
Photograph 1984.







Figure 56.  
162 Fernbrook Avenue, c. 1887.  
Boyhood home of poet Ezra Pound.  
Photograph 1984.



### PART THREE: PRESERVATION



Although many residents of Victorian Wyncote are aware that their community is noted for its significant Victorian architecture, no concerted effort has been made to recognize this fact officially. Consequently, this writer undertook to stimulate citizens' interest by holding a meeting on April 1, 1984, at 119 Woodland Road, Wyncote, after first consulting with township Commissioner Dr. Robert Haakenson, who resides at 122 Woodland Road. Many residents attended the meeting to learn of the possibility of nominating Woodland Road and Hilltop Lane to the National Register of Historic Places. After learning more about the National Register process, they enthusiastically endorsed the project. During the discussion, it appeared their main concerns were: 1) any possible increases in property taxes, and 2) possible prohibition of alterations or changes to the property. They were advised that no additional tax assessment would be levied as a direct result of National Register listing. Indirectly, if the neighborhood became a more desirable place to live, property values could be affected. Secondly, they were assured that National Register listing does not impose any restrictions on private alterations, additions, or demolition of buildings. On April 3 a letter confirming the proceedings of the April 1 meeting was mailed to all residents of Woodland Road and Hilltop Lane, thus announcing the initial steps toward formal recognition of Victorian Wyncote as an Historic



District. Subsequently, on the recommendation of Dr. George Thomas of the Graduate Program in Historic Preservation at the University of Pennsylvania, the proposed district was enlarged to include additional significant Victorian architecture. A Preliminary Resource Form was completed and submitted to the Bureau of Historic Preservation of the Pennsylvania Historical and Museum Commission in Harrisburg on July 24, 1984, advising that "the proposed Wyncote Historic District appears eligible for nomination to the National Register of Historic Places in the area of architecture."

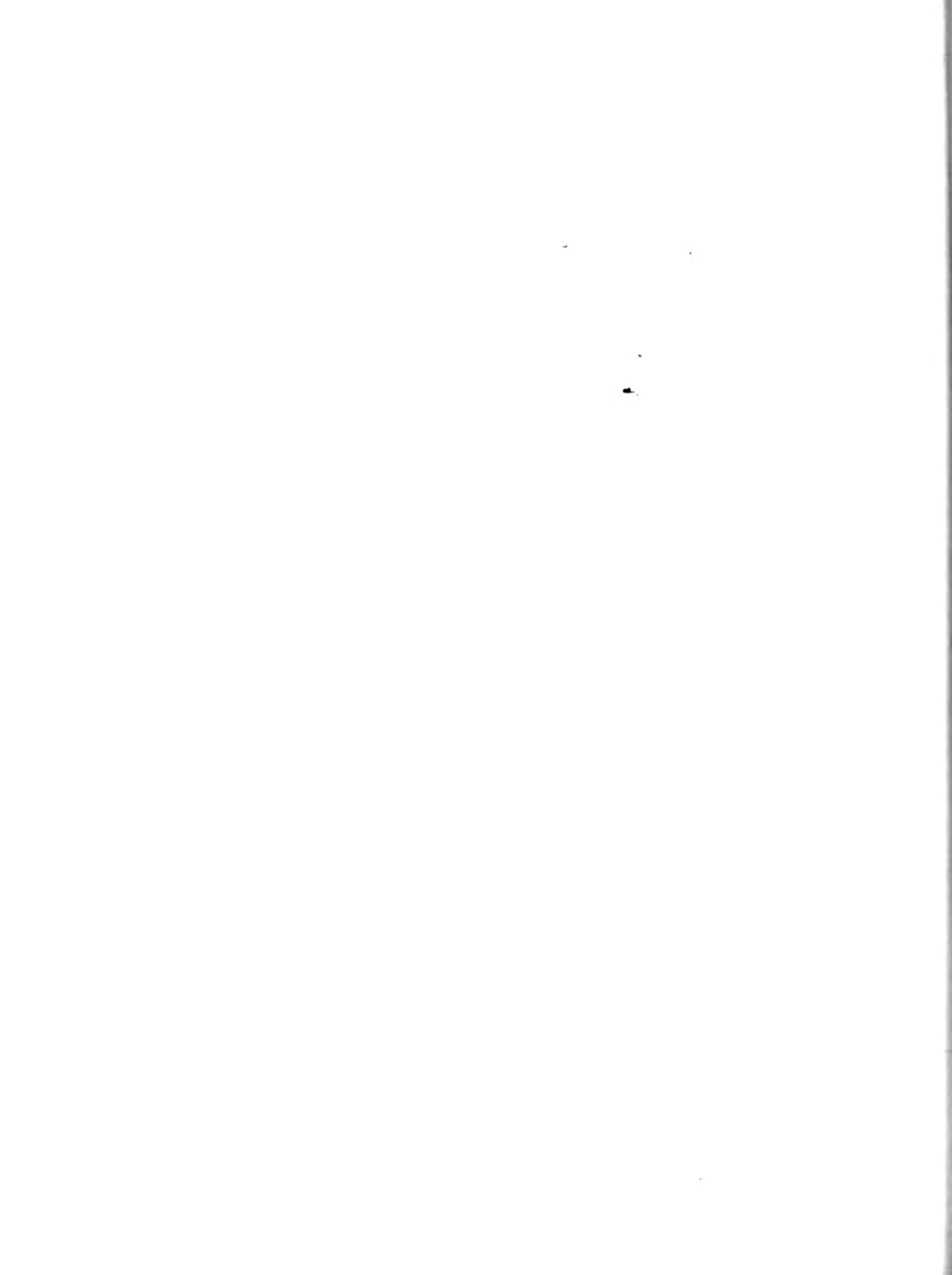
On September 5, 1984, a site visit was made by Mr. Greg Ramsey, Chief, Division of Preservation Services, Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission, and Dr. Richard Tyler, Historian, Philadelphia Historical Commission. Following inspection of the proposed district, Mr. Ramsey and Dr. Tyler recommended that the boundaries be extended still further to include key Victorian houses adjacent to the area outlined in the Preliminary Resource Form. [Figure 57]

On November 9, 1984 plans for the proposed Victorian Wyncote District were presented to members of the Cheltenham Historical Commission at one of their scheduled meetings. Slides of the district accompanied the presentation. The Commission approved the project and expressed their thanks to this writer for undertaking the survey and completing the necessary forms.









Established by the Secretary of the Interior under provision of the National Historic Preservation Act of 1966, the National Register is the official list of the nation's cultural properties worthy of preservation.<sup>1</sup> The program is administered by an Advisory Council on Historic Preservation composed of seventeen members, with the cooperation of the Pennsylvania Historical and Museum Commission and Federal preservation representatives.

The advantages of National Register listing are chiefly:

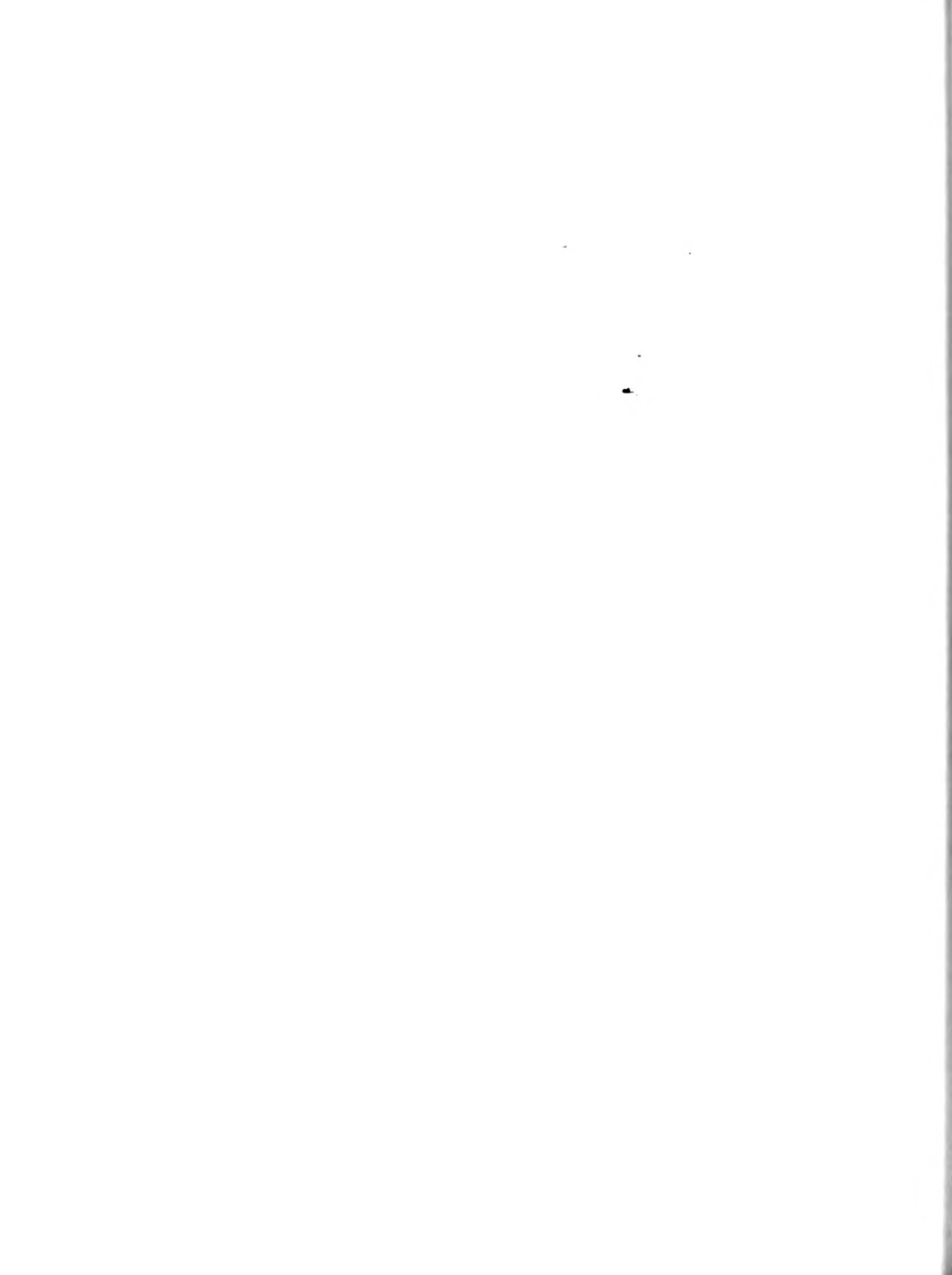
1. The establishment of the district as an historic resource
2. Entitlement to tax incentives for rehabilitation
3. Consideration by Federal and State authorities before any Federal undertaking would have an adverse effect on the district <sup>2</sup>

Creating an historic district supplies permanent documentation for buildings, ownership, and the district's history. Such a body of information is a valuable sociological and historical resource.

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<sup>1</sup> National Historic Preservation Act of 1966: An Act to Establish a Program for the Preservation of Additional Historic Properties throughout the Nation, and for Other Purposes. Approved October 15, 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470) as amended by Public Law 93-54, Public Law 94-422, and Public Law 94-458.

<sup>2</sup> Ibid., Title II, Sec. 201 (a); Title I, Sec. 106.



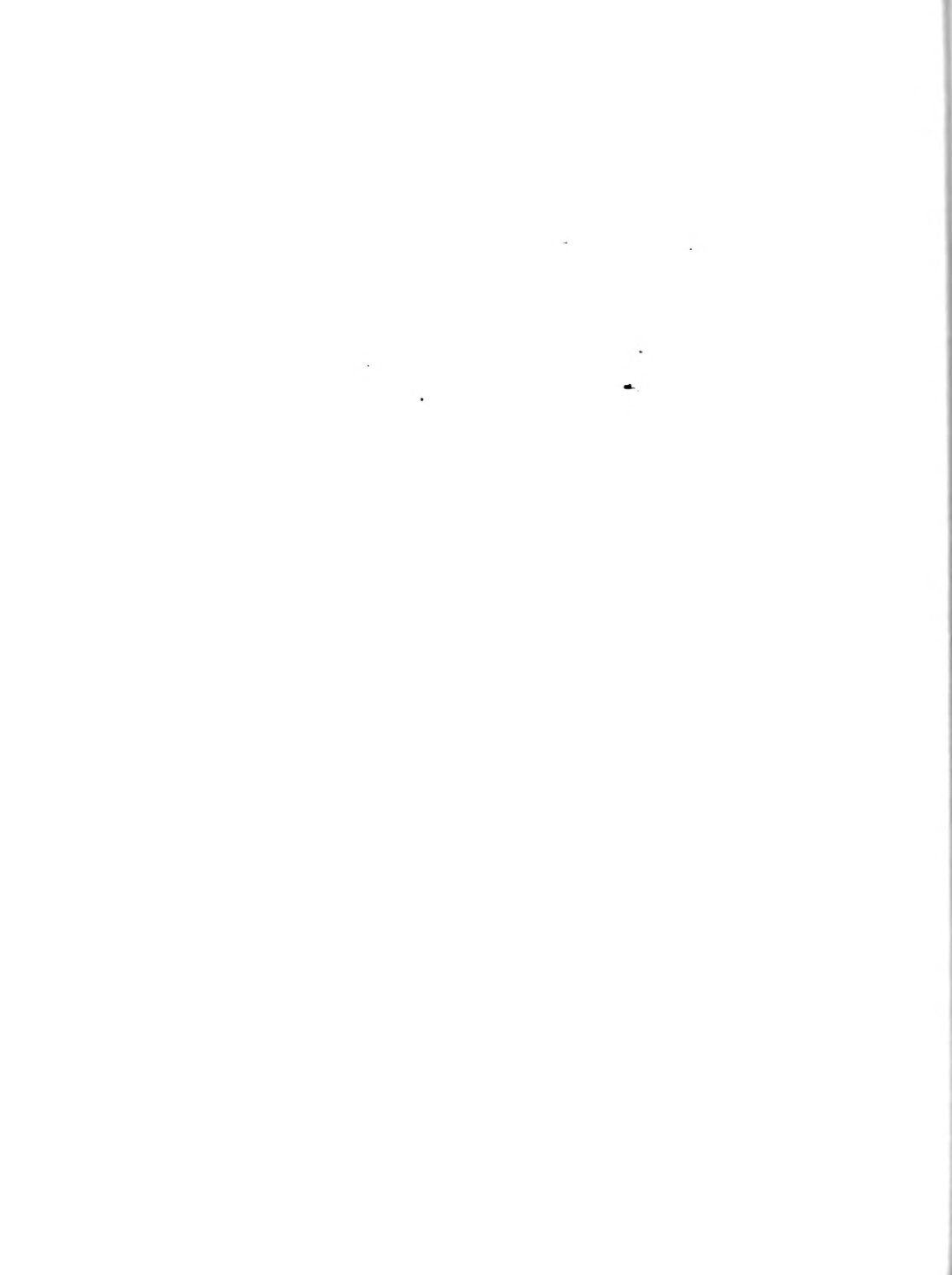
The National Register does not provide for any controls or regulations of structures within the district. Such listings give blanket recognition and status, allows tax credits for rehabilitation, protects from Federal intervention, but does not control or regulate in any way the property owner's right to alter the appearance of his property.

### Local Ordinances

An historic area may also be certified by a Local Ordinance, as provided by State Laws. <sup>3</sup> This is done through the cooperation of the State of Pennsylvania Bureau of Historic Preservation with local authorities, with the Historic District being placed on the Pennsylvania List of Historic Places. As a certified district, it is eligible for tax benefits. Certification by a local ordinance has a greater degree of protection for the historic fabric of the neighborhood, as any alterations, additions or demolition must be approved by a local Architectural Review Board created specifically for regulation of that particular district.

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<sup>3</sup> The Pennsylvania General Assembly passed legislation in 1961 (P.L. 282, No. 167) to enable municipalities, including counties, to designate certain areas as historic districts and to permit regulation of architectural elements in those areas.



At present, Cheltenham contains one Historic District, known as the La Mott Historic District, established in 1975.<sup>4</sup> Section 1810 of Cheltenham Township Ordinance 1343 states

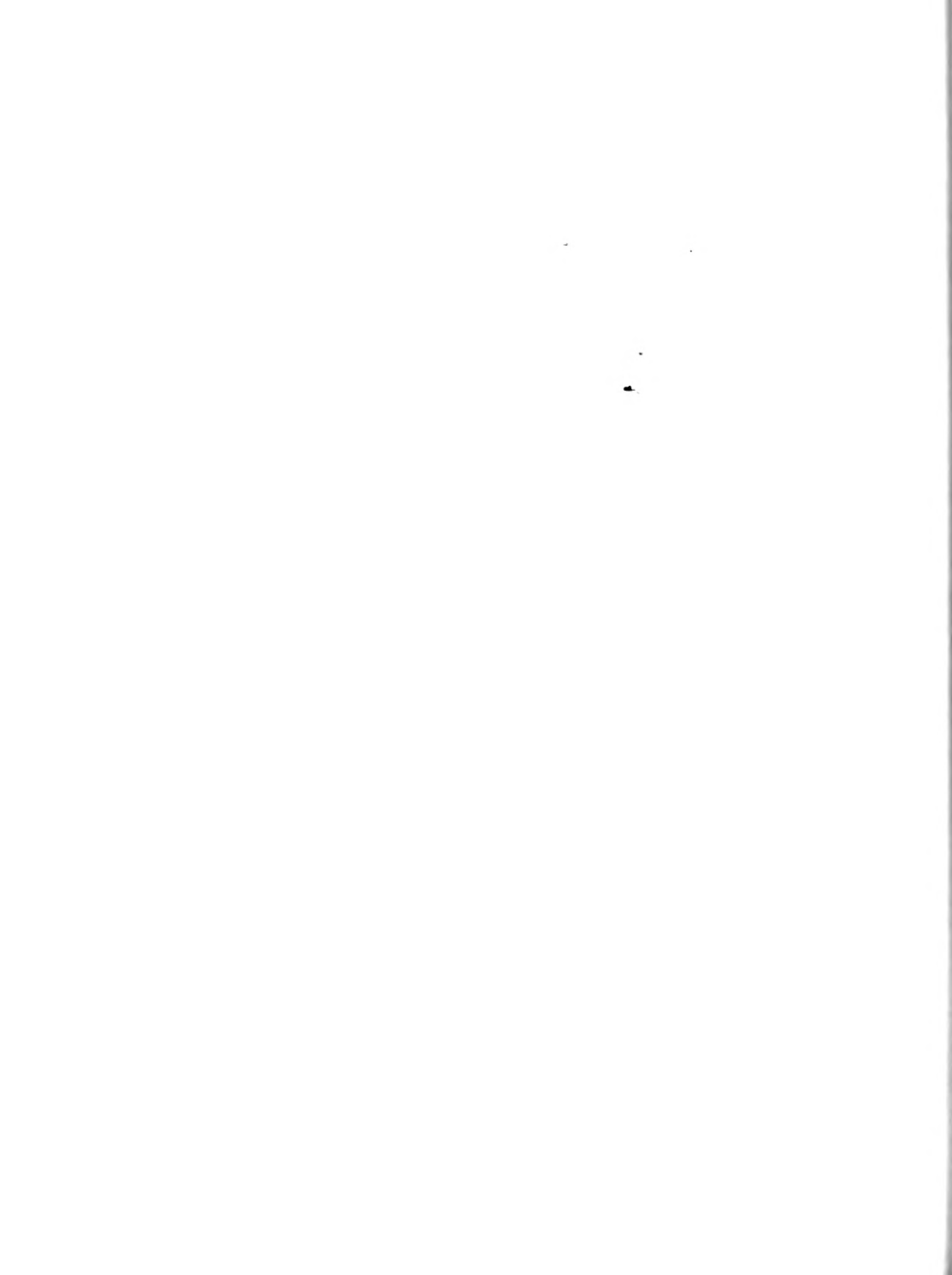
... no building or structure designated as an historic building or structure within said Historical District by the Board of Historical Architectural Review ... shall hereafter be erected, altered, or restored, razed, or demolished within said Historical District, unless an application for certificate of appropriateness shall have been approved by the Board of Historical Review, as to exterior architectural features, including signs.

With the passage of Ordinance No. 1343 a Board of Historical Architectural Review was created, comprising the township Building Inspector, a member of the Cheltenham Historical Commission, a registered architect, a real estate broker, and five Citizens-at-large from within the specified district.<sup>5</sup> in the event additional districts are established, new Boards of Historical Review will be created, with residents of the new districts filling the Citizens-at-Large positions. The Architectural Review Board for the La Mott

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<sup>4</sup> The La Mott Historic District, located in the south central part of Cheltenham Township, commemorates one of the first integrated communities, as well as the site of Camp William Penn, a training center for Negro soldiers during the Civil War. The District is named after Lucretia Mott (1793-1880),<sup>5</sup> an influential abolitionist, who resided in the area.

Listing of the Cheltenham Township Board of Architectural Review as of March 11, 1985: Building Inspector, Anthony V. Sorrenti; Member of Historical Commission, Richard Cutting; Registered Architect, Gerald Schwam; Real Estate Broker, Arthur G. Segal; Citizens-at-Large: Mack Washington, Jay J. Lambert, Mrs. Florence Alpert, Mrs. Sylvia Wells, and Aaron Bass.





District is in constant communication with residents in that district, sometimes using "friendly persuasion" to achieve desired results.<sup>6</sup>

Creation of an historic district can act as an overlay zone to an already existing multi-zone area as in the case of the La Mott District. Ordinance No. 1343 is, in effect, an amendment of Cheltenham Township's Zoning Ordinance of 1929, amended as of 1964.

#### Tax Incentives

Historic properties, whether certified by Federal or State programs, are eligible for tax benefits as determined by the Internal Revenue Code. The Internal Revenue Service, acting in cooperation with preservation interests, has since 1976 encouraged capital investment in historic buildings and the revitalization of historic neighborhoods with specific Congressional legislation. <sup>7</sup> The Economic Recovery Tax Act of 1981 increased the tax benefits by providing a 25% investment tax credit for rehabilitation of historic commercial, industrial and rental residential buildings, which can be combined with a 15-year cost recovery period for the adjusted basis of the building. <sup>8</sup> This Act has occasioned an

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<sup>6</sup> Interview with Mr. Nicholas D. Melair, Jr., Cheltenham Township Manager and Secretary, March 11, 1985.

<sup>7</sup> Tax Reform Act of 1976 (P.L. 94-455), as amended by the Revenue Act of 1978 (P.L. 95-600) and the Tax Treatment Extension Act of 1980 (P.L. 96-541).

<sup>8</sup> Economic Recovery Tax Act of 1981 (P.L. 97-34).



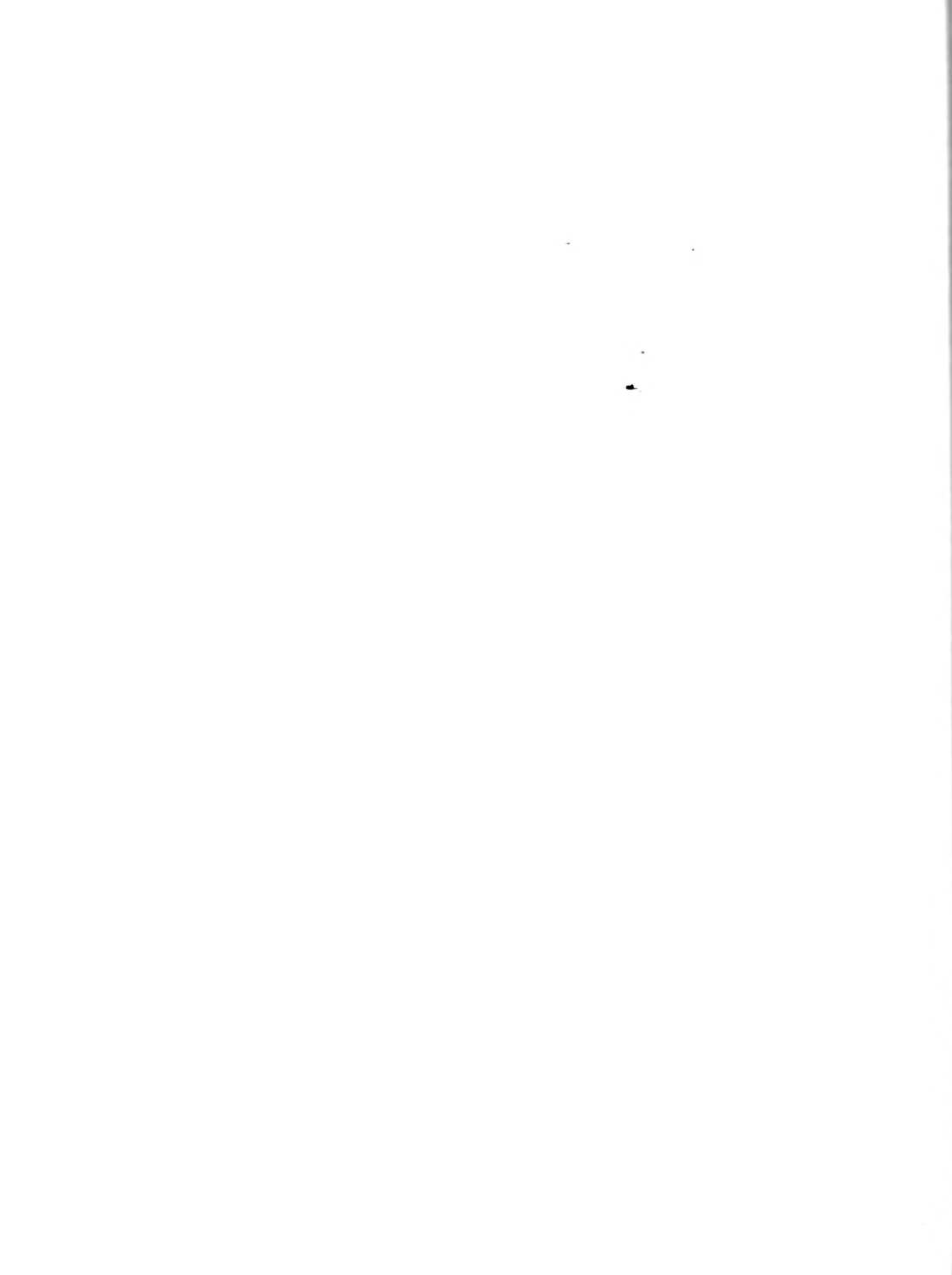
unprecedented spurt in rehabilitation activity of certified historic properties.

To qualify for the tax credits, the rehabilitation must meet the Secretary of the Interior's Standards for Rehabilitation. A two-part Historic Preservation Certification Application is submitted to the Bureau of Historic Preservation of the Pennsylvania Historical and Museum Commission for review, after which it is forwarded to the Philadelphia Regional Office of the National Park Service for further review and approval. Notification of approval is sent directly to the property owner. The taxpayer then claims his tax credit, which is a direct deduction from the net amount of tax owed, by providing necessary information on his income tax return. 9

Tax credits are based on property values, rehabilitation costs, and depreciation allowances. The Internal Revenue Service's Publication 572, Investment Credit, November, 1983, is a helpful and concise explanation of the procedure to be followed in applying for the tax credits. The property for which one is claiming a tax credit must be an income-producing property; the rehabilitation must be "substantial," with the costs exceeding the greater of \$5,000 or the adjusted basis of the building; and 75% of the existing exterior walls must remain in place as external walls in the

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<sup>9</sup> Tax Incentives for Rehabilitating Historic Buildings, United States Department of the Interior, National Park Service, Washington DC, May 1982, p. 7.



rehabilitation process. Expenditures or losses resulting from the demolition of a certified structure may not be deducted as an expense.<sup>10</sup>

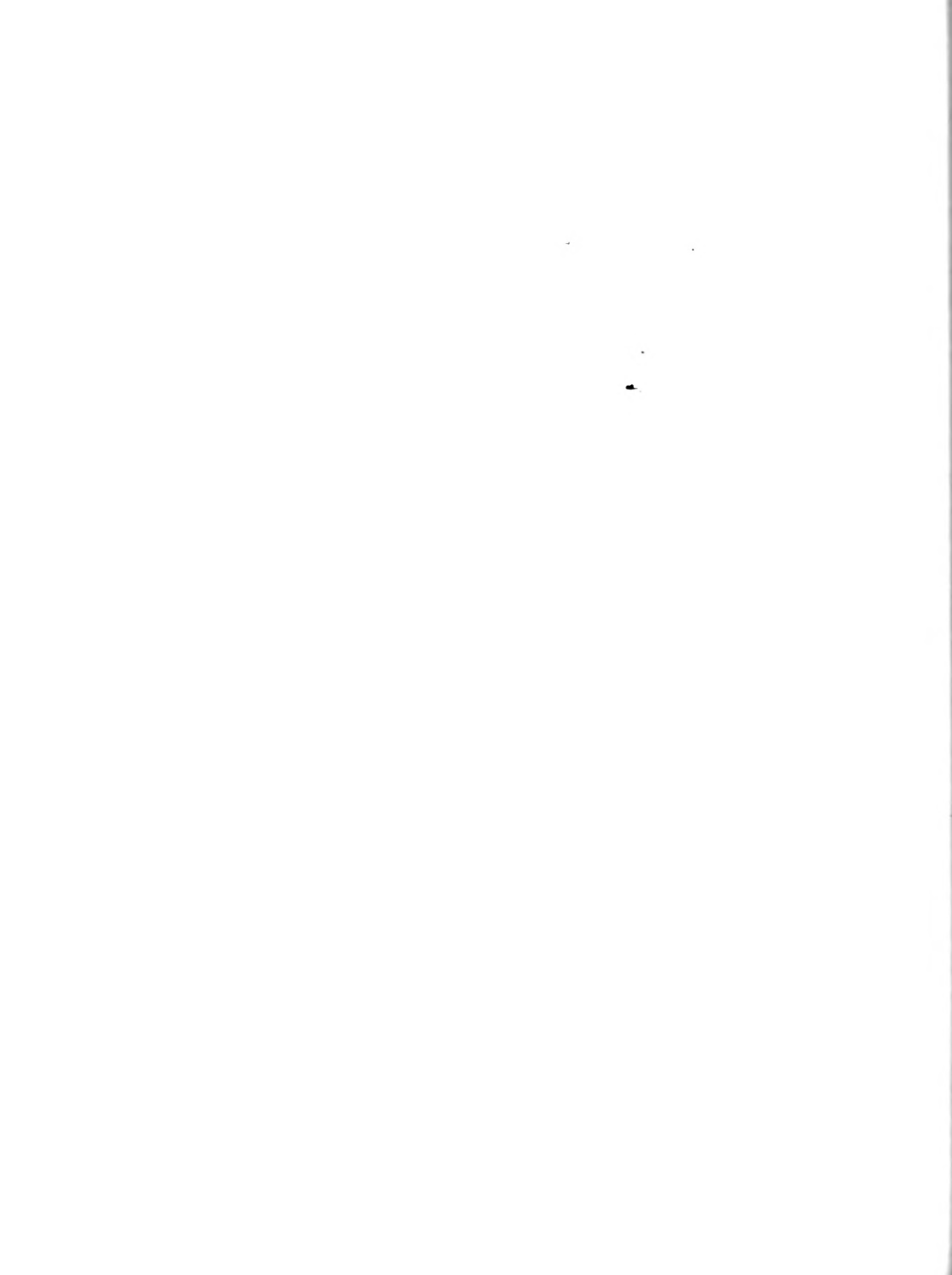
#### Non-certified Historic Buildings

Provisions in the Tax Act allow tax credits for the rehabilitation of non-certified older properties, namely a 15% credit for the rehabilitation of non-residential commercial income-producing buildings at least 30 years old, and a 20% credit for those at least 40 years old. This credit is available if the buildings meet the "substantial rehabilitation" and "75%" tests. There are no mandatory reviews or certifications regarding the historic significance or quality of renovation work, nor are there 15 and 20 per cent credits available for buildings used for residential rentals. One other distinction between the historic and non-historic building credits is the adjustment to basis required when a credit is taken. For certified historic structures, basis must be reduced by one-half the value of the credit claimed; for all other properties, the reduction is the full value of the tax credit. This affects the amount of the annual depreciation deduction and adds to the differential between historic and non-historic rehabilitation credits.<sup>11</sup>

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<sup>10</sup> Ibid., pp. 2-3, 5.

<sup>11</sup> Federal Tax Law and Historic Preservation: A Report to the President and the Congress, 1983, Advisory Council on Historic Preservation, p. 12.



## Decertification

A property owner may apply for decertification of his property by claiming it is not significant to an historic district. This would enable him to take advantage of the lesser non-historic tax credits for older buildings, without the process of review by the U.S. Department of the Interior.<sup>12</sup> However, controls imposed by the local Architectural Review Board could deny a building permit for any rehabilitation that is in conflict with the historic character of the district.

## Impact of Certification on the Proposed Victorian Wyncote District

Recognition: Certification, either by the National Register process or by local ordinance, lends prestige and distinction to the district. Residents become more aware of the historic value of their community by sharing a common interest that encourages preservation efforts in maintaining the historic character of their neighborhood.

Controls: Certification under the National Register process affords recognition and possible tax benefits, but imposes no controls on the physical environment, whereas

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<sup>12</sup> Tax Incentives for Rehabilitating Historic Buildings, p. 7.





listing by local ordinance imposes a high degree of both architectural and land use control. At present, a situation exists in Victorian Wyncote that could be affected by which means of certification is established. The one remaining large tract of land (approximately ten acres) was purchased in 1979 by the Wyncote Church Home (United Brethren of Christ). The tract contains significant buildings, including one residence designed by Horace Trumbauer in 1893 and another designed by the firm of Heacock and Hokanson in 1898. The Wyncote Church Home has applied to the township for a building permit to erect a retirement home on this site. To date no permit has been issued. 13 Under National Register listing there would be no legal means of preventing the demolition of these significant dwellings, other than community pressure to save them. Under local ordinance, the township could prevent the destruction of these dwellings and deny a building permit for the erection of a retirement home.

Tax benefits: Under either method of certification, tax benefits probably would not be of prime concern to residents of Victorian Wyncote. Since the district is 95% residential, and the market value of the buildings is relatively high, rehabilitation costs would have to exceed the adjusted basis of the building. The adjusted basis is the actual cost of

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13 From records of the Building Permits Department, Cheltenham Township, March 11, 1985.



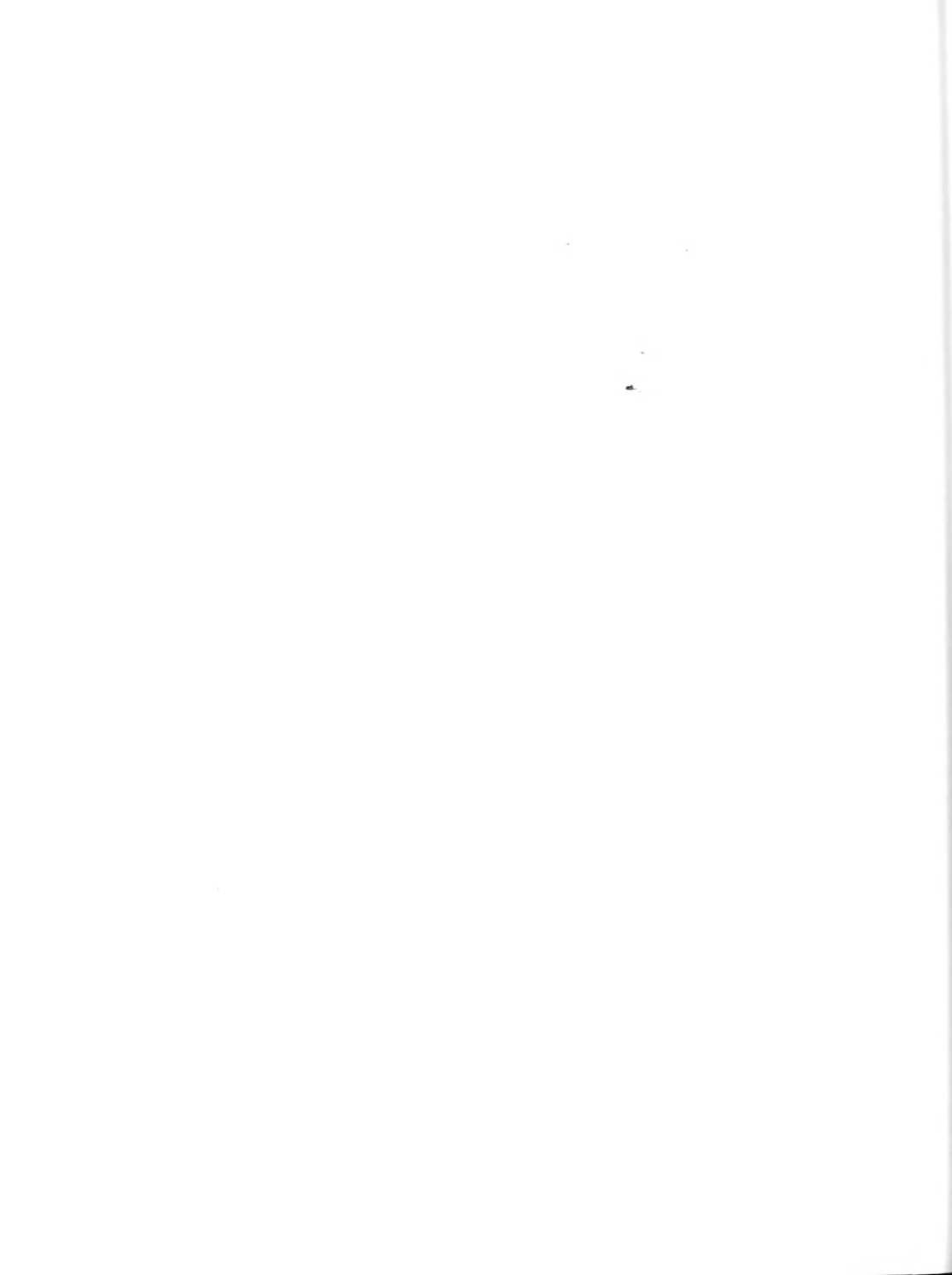
the building minus any depreciation. For example, the adjusted basis of a building costing \$60,000 that has been in service (income-producing) for five years and depreciated at the rate of \$3,000 per year (by 20-year straight-line method), or \$15,000, would be \$45,000 (\$60,000 less \$15,000). The rehabilitation costs, therefore, must exceed \$45,000 to qualify for the tax credit.<sup>14</sup> Also, the majority of homes are owner-occupied and not used for rental purposes. Except for the few buildings in the district that are used for rental purposes and are in need of rehabilitation, the high integrity of the houses would preclude the need for substantial rehabilitation. Tax incentives could more readily apply to commercial activity in the district. There would be no restraints for demolition of historic structures or the construction of new buildings under National Register listing. However, under the controls of a local ordinance, any radical change in commercial development would be subject to approval by the township.

Funding: The National Preservation Act of 1966 provides for Grants-in-Aid for preservation purposes, to be administered at the state level.<sup>15</sup> Owing to the recent cut-backs in government expenditures, such funding has been drastically

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<sup>14</sup> Tax Incentives, p.4.

<sup>15</sup> National Preservation Act of 1966, Title I, Section 101(2).



reduced. <sup>16</sup> The National Trust for Historic Preservation has allowable funds such as their Main Street Program, the Preservation Services Fund and their National Preservation Loan Fund available for local preservation efforts. <sup>17</sup> Cheltenham Township allocates \$4,000 per year to the Cheltenham Historical Commission for their discretionary use. This is frequently combined with money raised by individuals through fund-raising projects. The citizens of the La Mott District have raised substantial amounts for their preservation efforts, and the Historical Commission continues to sponsor events for the on-going restoration of the Wall House. <sup>18</sup>

#### Adverse Response to Preservation

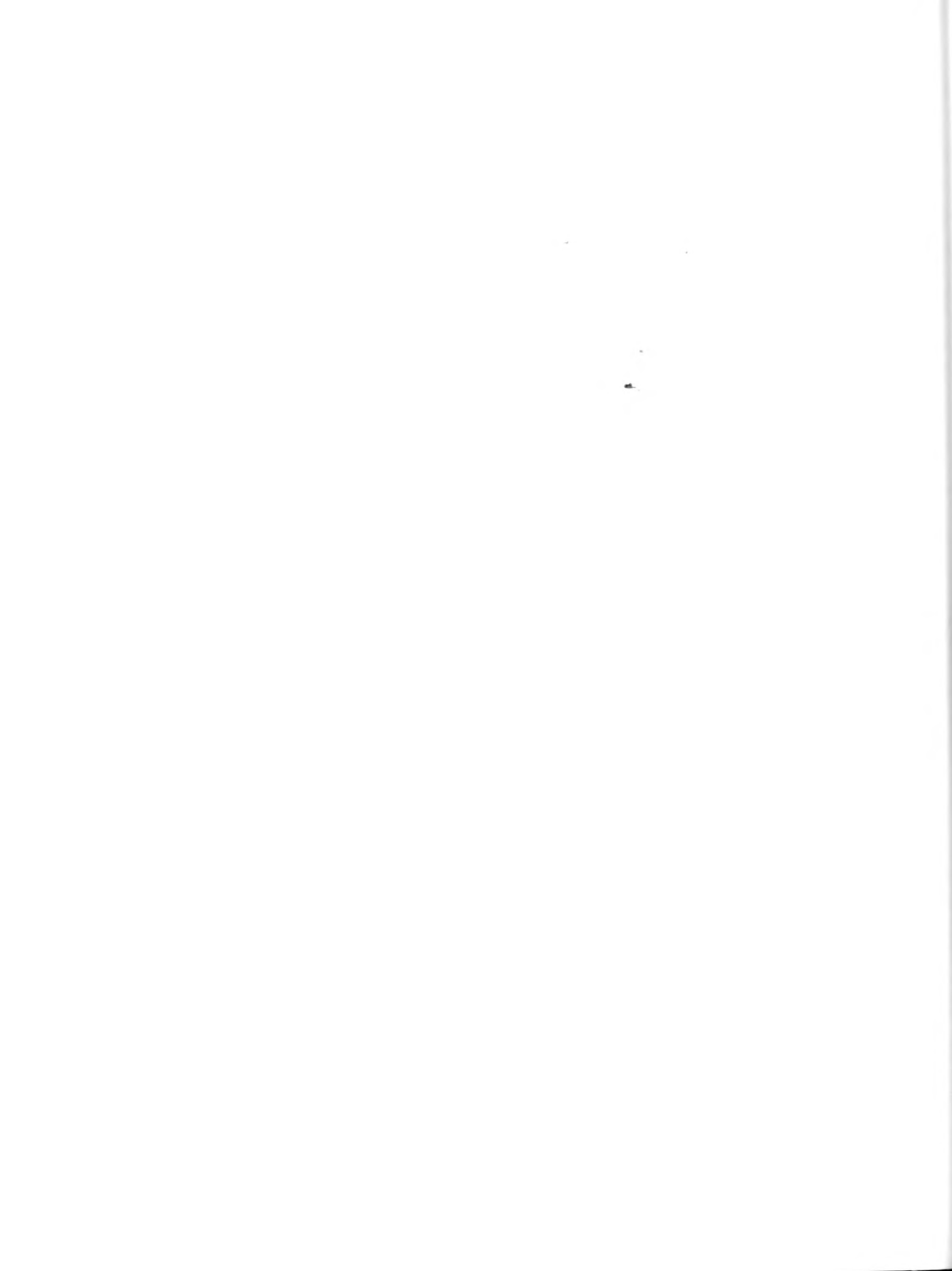
A recent survey of Historic Districts reports instances where residents within a district have objected to restrictions under a local ordinance. The survey reports that, in general, districts in operation have been successful. Many districts felt a need for greater communication in the district, a need that was also reported for the La Mott District in Cheltenham Township. Increase in tax values -- in some cases, substantial increases -- were reported by several

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<sup>16</sup> As reported March 5, 1985, by Mr. Greg Ramsey, Pennsylvania Historical and Museum Commission.

<sup>17</sup> As reported in Preservation News, National Trust for Historic Preservation, Vol. XXVIII, No. 3, March 1985, p.

<sup>18</sup> As reported by Mr. Nicholas D. Melair, Jr., March 11, 1985.



districts. Delays in obtaining building permits and political conflicts were also reported.<sup>19</sup>

The legality of the regulation of property under historic district ordinances has been challenged. The most famous case has been that of Penn Central Transportation Company v. City of New York in 1978 when Penn Central proposed to lease the air space above the building for the erection of a 55-story office tower. The decision of the Supreme Court, which was handed down in favor of the City of New York on June 26, 1978, was a stunning victory for historic preservation efforts across the country, and set an important precedent for supporting the validity of local laws creating landmark and historic commissions.<sup>20</sup>

Two cases have arisen in Pennsylvania from Act 167, the first being a request in 1976 by the First Presbyterian Church of York to demolish the historic York House, and another a request in 1979 for the demolition of two buildings in the Harrisburg Historic District.<sup>21</sup> In both instances

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<sup>19</sup> D.G. Schlosser, Historic Districts in Pennsylvania, Pennsylvania Historical and Museum Commission, Municipal Information Center, Department of Community Affairs, 2nd edition, January 1981, pp. 8-11.

<sup>20</sup> Ibid., pp. 12-14.

<sup>21</sup> Ibid., p. 14. The First Presbyterian Church of York, Pennsylvania v. City Council of the City of York, 360 A.2d. 257, 25 Pa. Cmwlth. 1954, 1976; Cleckner v. Harrisburg, 10 D & AC.3d 393, 1979.





permits for demolition were denied; court rulings found these buildings historically significant and that demolition would have been against the interests of the public welfare.

### Recommendations

The above comparison between National Register and local ordinance listing offers alternatives for recognizing Victorian Wyncote as a significant historic resource. It is recommended that procedures for listing under the National Register of Historic Places be continued, as the Preliminary Resource Form and the proposed boundaries have been approved at the state level as well as by the Cheltenham Historical Commission. A copy of the completed Nomination form is attached to this report as Appendix B. It is further recommended that Victorian Wyncote be also listed on the Pennsylvania List of Historic Places by means of a local ordinance, thus insuring the Victorian integrity of this architecturally significant area.

Before proceeding with the local ordinance, the opinions of the residents should be solicited and their approval registered. To accomplish this, a small committee should be created to plan for community participation and the dissemination of information with respect to how listing by local ordinance will affect residents individually. At present, there is no neighborhood association through which to channel a proposed local ordinance district. A modern counterpart to



the "Wyncote Improvement Association" could prove very useful in meeting objections to the restrictions of a local ordinance.

Organization for listing of the La Mott Historic District in Cheltenham Township followed a reverse procedure. The "Citizens of Historic La Mott," fearing their neighborhood would be affected by developers, enlisted the help of the Pennsylvania Historical and Museum Commission to recognize their neighborhood as an historic area. The Commission responded by recommending that the district be listed under local ordinance and placed on the Pennsylvania List of Historic Places.<sup>22</sup> In contrast to the Victorian Wyncote, La Mott is a low-income, minority neighborhood. The residents concern for the preservation of their area is commendable, and is an example of how concerted effort can achieve good results.

To pursue the process of listing Victorian Wyncote as an historic district by local ordinance should involve a large number of residents. Close cooperation with the township is necessary. The major hurdle, and the most time-consuming,

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<sup>22</sup> As reported March 1, 1985 by Mr. Perry Triplett, 7322 Butcher Avenue, La Mott, PA. The Triplett family was one of the earliest families to settle in the district in the nineteenth century. Several generations have been active in preserving this neighborhood.



would be gaining local support. Documentation necessary for the National Register listing could also be used for listing on the Pennsylvania List of Historic Places.



## CONCLUSION

A survey of Wyncote, past and present, has been undertaken as a necessary background for listing its Victorian area on the National Register of Historic Places as an Historic District. Through extensive research, its patterns of growth over the last one hundred years have been traced, its buildings documented, and its place in relation to other late nineteenth-century suburban developments determined.

In 1885 Wyncote began as a small village, its diverse population including both permanent and summer residents. Its early settlers were represented by tradesmen as well as affluent merchants and entrepreneurs who established country homes. Its village atmosphere continued well into the twentieth century, even though many of its residents commuted to Philadelphia on the nearby railroad.

Gradually Wyncote became known less as a resort area and more as the domain of a "nouveau riche" class of society who established themselves in this picturesque and somewhat rural community, making Wyncote their very own proud and exclusive enclave. The stage had been set for first-generation wealth to move to Cheltenham Township in the 1860s when well-known figures such as financier Jay Cooke, traction kings P.A.B. Widener and William L. Elkins, and the merchant John





Wanamaker built prestigious country seats in the township. Both the rich and powerful and the less affluent nouveau riche of Wyncote were outside the mainstream of Philadelphia's elite society.

Wyncote was conveniently located near the North Pennsylvania Railroad line which extended northward to the rich coal-mining regions of the Lehigh River Valley as well as eastward to the New Jersey and New York City corridors. Thus, it attracted families from these areas, particularly from upstate Pennsylvania, in addition to those who came from Philadelphia.

Once settled in the community, residents exercised effective control over their environment by discouraging commercial expansion, arranging for community services, beautifying their grounds, maintaining their houses, and guarding against disturbing intrusions. It is this protective attitude which has guaranteed the survival of the district's original architectural fabric.

Two of the most challenging aspects of this thesis have been the investigation of Wyncote's development pattern and the documentation of the architects and architectural firms responsible for Wyncote's built environment. Research has produced the names of six developers who were responsible for establishing building lots on the approximately 108 acres comprising the Historic District. Four of these



developers lived in the area, and thus had a proprietary interest in it. This stands in contrast to the planned mass development which occurred in Overbrook Farms and Pelham in Philadelphia and in North Wayne west of Philadelphia. All of these were financed by a single group of investors and managed and advertised by the professional developers Wendell & Smith.

Many architects and architectural firms have been identified with structures in Wyncote. These are listed in Appendix A, and should contribute to the current scholarship of architectural activity in Philadelphia's suburbs during this period. Precise identification is sometimes difficult; for example, an entry in the Biographical Dictionary of Philadelphia Architects which reads "five houses for William E. Weber" provides few leads.

In the review of commercial operations in Wyncote from the time of its early small business that served the immediate community to the present mostly non-community related activities particular attention has been paid to how Wyncote has wisely exercised the principle of adaptive use for its historic buildings. The final chapter addresses other preservation issues and how they would apply to residents of the Historic District. As discussed, the two means of receiving official recognition as an historic district are 1) listing on the National Register of Historic Places and 2) by Local Ordinance. The former affords status to the community and



would encourage an awareness among its citizens but would establish no control over the built environment, whereas listing under a Local Ordinance, administered by a local Review Board, would provide control over any changes, additions, or demolition affecting the architectural character of the community.

It is recommended that the nomination process be continued to its conclusion. In addition, when approval has been granted, steps should be taken to register Victorian Wyncote under a Local Ordinance in order to fully protect this extraordinarily well-preserved example of late nineteenth and early twentieth century domestic architecture.



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APPENDIX A.

Catalogue

of

Architects and Architectural Firms





## APPENDIX A

### Catalogue of Architects and Architectural Firms

Information on architects working in Victorian Wyncote has been obtained principally from the Clio Index files and the Biographical Dictionary of Philadelphia Architects 1700-1930 (BDPA).<sup>1</sup> Additional documentation has been obtained from newspaper accounts, church files, and personal interviews, as shown on each entry. This list is restricted to the area being proposed to the National Register of Historic Places as an Historic District.<sup>2</sup> Deed records and maps have aided in the identification of specific buildings and their locations. A brief biographical sketch is included in this Catalogue.

<sup>1</sup> A substantial amount of information in the Clio Index files and the Biographical Dictionary of Philadelphia Architects 1700-1930 is based on primary documentation provided by the Philadelphia Real Estate Record and Builders' Guide (PRERBG), the Philadelphia Inquirer, Builder and Decorator, Builder, Decorator, and Woodworker, and Scientific American.

<sup>2</sup> Information supplied by the sources cited would provide an expanded list of all architects working in the Wyncote area over a longer time period.



### Barney and Banwell

Address:	101 Woodland Road
Date:	1947
Reference:	<u>BDPA</u> , p. 48.
Built for:	J. Eggley
Description:	one and one-half story Cape Cod style dwelling

William Pope Barney (1890-1970) was born in Georgia where he studied at the Georgia Institute of Technology. In 1912 and 1913 he received a B.S. and M.S. in Architecture from the University of Pennsylvania, following which he worked in the firms of Paul P. Cret and Zanzinger, Borie and Medary. He later joined the firm of Day and Klauder where he was engaged in collegiate work. In 1929 Barney established his own firm with Roy W. Banwell, which lasted under various names until Barney's retirement in 1958. Roy Wendell Banwell (1893-1973) was born in Canada. He received his B.S. in Architecture from the University of Pennsylvania in 1918, afterwards working in the firms of Marcus Burrows, Albert Kahn, John Russell Pope and Day and Klauder.

### A.J. Burke and T.J. Dolbenty

Address:	305 Maple Avenue
Date:	1894
Reference:	<u>Scientific American</u> , Vol. 17, No. 1, February 2, 1894, p. 22, illus. p. 30.
Built for:	George E. Washburn
Description:	Two and one-half story stone and frame Queen Anne cottage



Burke and Dolhenty established offices on Greenwood Avenue in Wyncote in the 1890s. First listed as "builders," they later advertised themselves as "architects." Hotchkin and the Times Chronicle report that they constructed dwellings in Wyncote for other developers as well as themselves.<sup>3</sup> They were the contractors for the 1894 Calvary Presbyterian Church Manse designed by Frank Miles Day and the church (1898) designed by Dull and Peterson.

A.C. Child (fl. 1890-1892)

Address:	309 Maple Avenue
Date:	1890
Reference:	<u>BDPA</u> , P. 145.
Built for:	C.W. Kraft (sometimes spelled "Craft")
Description:	Two and one-half story stone and frame Queen Anne cottage

A.C. and Edward S. Child were owners of the National Architects Union, listed in the Philadelphia City Directory for 1889 and 1890. A.C. Child was mentioned in the PRERBG in 1890 and thereafter as a designer of houses in the suburbs of Philadelphia and in towns throughout the state. He was the author of Sensible Low Cost Houses, published in Philadelphia in 1893.

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<sup>3</sup> Reverend A.F. Hotchkin, The York Road Old and New, Binder & Kelly, Philadelphia, 1892, p. 180; Times Chronicle, 1894, 1895, 1896.



Frank Miles Day and Frank E. Mead

Address:	213 Fernbrook Avenue
Date:	1894
Reference:	Church records and <u>Jenkintown Times</u> , September 29, 1894.
Built for:	Calvary Presbyterian Church
Description:	Church manse; two and one-half story, three-bay stone and stucco dwelling

Frank Miles Day (1861-1918) attended the University of Pennsylvania, after which he spent three years in London studying at the South Kensington School of Art. Upon returning to Philadelphia, he became associated with George T. Pearson and Addison Hutton before establishing his own office in 1887. Day followed the new direction in domestic architecture being set by Walter Cope, Wilson Eyre, William L. Price and John Stewardson. He was a leading figure in the architectural field in Philadelphia at the turn of the century. Frank E. Mead (fl. 1889-1920) is not reported in the BDPA as a partner of Frank Miles Day. However, church records show both Day and Mead as architects of the manse. Mead came to Philadelphia from Cleveland, Ohio, where he entered the office of Frank Miles Day in 1890 before establishing the firm of Keen and Mead in 1895-96, which lasted until 1900. The firm designed residences for Wendell and Smith in Overbrook, Pelham and Wayne in the Philadelphia area.





DeArmond, Ashmead and Bickley

Address:	Southeast corner Bent and Accomac Roads
Date:	1923
Reference:	James F. Morgan, 1479 Woodland Road, Rydal, Pennsylvania, son of original owner
Built for:	Ralph Morgan
Description:	Two and one-half story Tudor-style brick and stucco dwelling with built-in garage.

According to Mr. James F. Morgan, Duffield Ashmead designed his father's house at this location. Duffield Ashmead (1883-1952) was born in Philadelphia, attended the William Penn Charter School and graduated from the University of Pennsylvania in 1906 with a B.S. in architecture, after which he worked in various architectural offices, including those of Wilson Eyre and John T. Windrim. By 1911 he had joined with Clarence DeArmond and George H. Bickley to form the firm of DeArmond, Ashmead and Bickley. By 1938 Bickley had died, and by World War II the firm had been dissolved. Both DeArmond and Bickley attended the University of Pennsylvania. This firm is particularly known for its design of residences in the Colonial Revival and English Cotswold styles.



William E. Dobbins

Address: 221 Maple Avenue  
Date: c. 1888  
Reference: PRERBG, Vol. II, No. 22, June 6,  
1887, p. 255 and BDPA, p. 215.  
Built for: Theodore Glentworth  
Description: Two and one-half story stone and  
shingle Queen Anne dwelling

William E. Dobbins (c.1862-1914) was the son of well-known Philadelphia builder and developer Richard J. Dobbins, who developed large tracts of land in Cheltenham and Abington Townships and was also the contractor for buildings at the Philadelphia Centennial Exposition of 1876. William Dobbins is listed in Philadelphia city directories as "architect" in 1886. His list of projects in the Biographical Dictionary includes residences in Cheltenham Township and in Hatboro, Pennsylvania.

Herman Louis Duhring, Jr.

Address: 1221 Church Road  
Date: 1911  
Reference: BDPA, p. 223  
Built for: Charles Wentz  
Description: Two and one-half story Tudor-style  
stone, stucco and half-timber  
residence

Herman Louis Duhring, Jr. (1874-1953) was born in Philadelphia where he attended public schools. He graduated from the University of Pennsylvania in 1895, after which he worked in the offices of Mantle Fielding, Jr. and Furness and Evans. He established his own firm in 1899, and later entered the



partnership of Duhring, Okie and Ziegler, which continued in operation until 1918, when Duhring resigned. Beginning in 1910, Duhring designed residences for George Woodward, the developer of St. Martins and Chestnut Hill in Philadelphia.

Dull and Peterson, Bolton and Dull, and Dull and Coates

Address: Calvary Presbyterian Church, corner  
of Bent and Ken Roads  
Date: 1898  
Reference: Church records  
Built for: Calvary Presbyterian Church  
Description: English Country Gothic stone church  
with prominent square castellated  
tower

Address: Numbers 108 through 130 Greenwood  
Avenue: row of five double houses  
Date: 1899-1910  
Reference: Philadelphia Inquirer, June 27,  
1899, p. 12  
Built for: William E. Weber  
Description: Five two and one-half story stone  
and frame double houses

The following projects have been reported but not identified:

- 1898: Three residences, Wyncote (Dull and Peterson), PRERBG, Vol. XIII, No. 44, November 2, 1898; BDPA, p. 227.
- 1906: Twin residence for William E. Weber (Charles Bolton & Son), PRERBG, Vol. XXI, No. 10, March 7, 1906; BDPA, p. 82. (This entry may be included in the five double houses reported in the Philadelphia Inquirer of June 27, 1899.)
- 1902: M.C. Bolton residence, Wyncote, Pennsylvania (Dull and Peterson), BDPA, p. 227.



John J. Dull (1859-1949) worked in the office of the Wilson Brothers before establishing his own firm in 1893. In the course of his career, he became associated with Robert Evans Peterson II (1865-1935), H. Crawford Coates (1866-1944), and Charles W. Bolton (1855-1942), a leading ecclesiastical architect. Dull was well-known as a water colorist, and was closely associated with design studios at the Drexel Institute and the Pennsylvania Academy of Fine Arts. The architectural firms of Dull and his associates are recognized for their church designs, particularly those from Dull's association with Charles W. Bolton. They also designed clubs, office buildings, and factories, in addition to many residences.

Mantle Fielding, Jr.

Address:	318 Bent Road
Date:	1914
Reference:	PRERBG, Vol. XXIX, No. 6, February 11, 1914; BDPA, p. 269.
Built for:	Harold S. Eckels
Description:	Two and one-half story Colonial Revival stone residence

Mantle Fielding, Jr. (1865-1941) was born in New York City, graduated from Germantown Academy in 1883 and studied architecture for one year at M.I.T. By 1889 he had launched his own architectural firm. Fielding was well-known as an authority on colonial painting; he began publishing in the





field of art history in 1904. His best known work is his Dictionary of American Painters, Sculptors, and Engravers, published in 1926. Fielding favored Colonial-style architecture, and designed many residences in this style for well-to-do clients in the Philadelphia area, particularly in Germantown and Chestnut Hill.

#### Furness and Evans

Address:	All Hallows Episcopal Church, Greenwood Avenue and Bent Road
Date:	1896
Reference:	PRERBG, Vol. VIII, No. 15, April 12, 1893 and Vol. XI, No. 14, April 1, 1896; EDPA, p. 292.
Built for:	All Hallows Episcopal Church
Description:	English Country Gothic stone church

Although long disdained for what was considered the eccentricity of his architectural designs, Frank Furness (1839-1912) has in recent years enjoyed immense popularity. Born in Philadelphia, the son of Reverend William Henry Furness, a Unitarian minister, Frank Furness was educated in private schools. He was apprenticed to John Fraser (1825-1906) in 1857, but soon joined the New York atelier of Richard Morris Hunt (1827-1895). There he learned the medievalized eclectic forms which he would later popularize in the Philadelphia area. In 1864 he opened his own practice in Philadelphia, and soon after joined with John Fraser and George Hewitt to form the firm of Fraser, Furness and Hewitt. He later formed a partnership with Allen Evans (1849-1925), his chief drafts-



man, as the firm of Furness and Evans. Evans was born in Paoli, Pennsylvania, and studied at the Philadelphia Polytechnic College for two years from 1866-1868. In 1869 he was in the office of Samuel Sloan (1815-1884), and in 1871 became associated with Frank Furness. Their practice included designs for railroad stations, banks, office buildings, churches and residences.

John Harlow

Address:	130 Woodland Road
Date:	c. 1890
Reference:	Hotchkin, p. 176.
Built for:	Gilbert Parker
Description:	Two and one-half story twin tower shingled Queen Anne residence

John Harlow is the only non-Philadelphia architect reported as working in Wyncote; Hotchkin's reference reads as follows: "Mr. Gilbert Parker has erected a remarkably fine and well-planned frame house here; John Harlow of Boston was the architect and builder. He brought the mechanics from Boston." Withey does not list a John Harlow.<sup>4</sup> A John Harlow is shown as a resident of Woodland Road in Wyncote as early as 1889.<sup>5</sup> He is also shown on the A.H. Mueller Map of 1909 as residing at 118 Woodland Road.

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<sup>4</sup> Henry L. and Elsie R. Withey, Biographical Dictionary of American Architects, Deceased, Hennessey & Ingalls, Los Angeles, 1970.

<sup>5</sup> Boyd's Philadelphia Blue Book, C.E. Howe Company, Philadelphia, 1889-90.



Joseph Linden Heacock and Heacock and Hokanson

Address: 126 Webster Avenue  
Date: c. 1890  
Reference: Victoria Donohoe, "Architecture in Montgomery County," Montgomery County: The Second Hundred Years, Vol. II, Jean Barth Toll and Michael J. Schwager, eds., Montgomery County Federation of Historical Societies, 1983, p. 1451.  
Built for: J.C. Aiman  
Description: Two and one-half story stone and frame Queen Anne cottage

Address: 135 Webster Avenue  
Date: c. 1895  
Reference: Victoria Donohoe, p. 1451; BDPA, p. 357  
Built for: Dr. J. Vance Peters  
Description: Two and one-half story stone and frame Queen Anne residence

Address: 111-113 Greenwood Avenue  
Date: c. 1895  
Reference: Victoria Donohoe, p. 1451; BDPA, p. 357  
Built for: James F. Walsh  
Description: Two and one-half story stone and frame Queen Anne store and dwelling

Address: 309 Bent Road  
Date: 1898  
Reference: Victoria Donohoe, p. 1451; BDPA, p. 357  
Built for: H.K. Walt  
Description: Two and one-half story stone and stucco Queen Anne residence



Address:	328-330 and 332-334 Greenwood Avenue
Date:	1899
Reference:	Victoria Donohoe, p. 1451; <u>BDPA</u> , p. 357, <u>Philadelphia Inquirer</u> , August 2, 1899, p. 5.
Description:	Pair of stone and half-timber double houses
Address:	406-408 and 410-412 Greenwood Avenue
Date:	1900
Reference:	<u>PRERBG</u> , Vol. XV, No. 5, January 31, 1900 and Vol. XV, No. 6, February 7, 1900
Built for:	Edwin Tyson
Description:	Pair of stone and frame double houses
Address:	7 Walt Lane
Date:	1902
Reference:	<u>PRERBG</u> , Vol. XVII, No. 20, May 14, 1902
Built for:	H.K. Walt
Description:	Two-story frame gardener's cottage
Address:	100 Greenwood Avenue
Date:	c. 1925
Reference:	Victoria Donohoe, p. 1451
Built for:	James F. Walsh
Description:	Two-story Tudor-style commercial building; original and present location of the Wyncote Pharmacy

Joseph Linden Heacock (1873-1961) was the son of Edward and Helen Heacock of Wyncote, members of the Quaker Heacock family who settled in Cheltenham Township in the early nineteenth century. Edward Heacock was a local contractor and built several houses himself for investment purposes. Joseph Linden Heacock received his degree in architecture from the University of Pennsylvania in 1895, and opened an office in Wyncote the following year. In 1899, Heacock was joined by





Oscar Mons Hokanson (1871-1951), a classmate at the University of Pennsylvania, to form the firm of Heacock and Hokanson, a partnership that lasted forty years. Joseph Linden Heacock, Jr. succeeded his father in the firm. The firm carried out about 1,500 commissions, including those for 350 schools. 6

Addison Hutton

Address:	304 Bent Road
Date:	1906
Reference:	PRERBG, Vol. XXI, No. 17, April 25, 1906
Built for:	H. Anderson 1892 by Angus S. Wade
Description:	Alterations and two-story frame addition to one and one-half story frame Queen Anne dwelling for I.H. Mirkil

Addison Hutton (1834-1916) was a principal architect in the late nineteenth and early twentieth centuries. He was born a birthright Quaker in Westmoreland County. Before coming to Philadelphia in 1857 he worked as a carpenter and school teacher. He was associated with Samuel Sloan between 1857 and 1861. In 1863 he established his own office and formed partnerships with his nephews Albert and Addison Slavery and William Sheetz. His career spanned 53 years; for approximately forty of them he worked alone, accepting residential, school, ecclesiastical and hospital commissions.

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<sup>6</sup> Victoria Donohoe, p. 1451.



Edward C. Kent (fl. 1885-1902)

Address: 313 Bent Road  
Date: 1894  
Reference: BDPA, p. 442; Mr. Kent Haydock,  
descendant of original owner, 10  
Winding Lane, Darien, Connecticut,  
06820  
Built for: Mrs. Anna C. Kent  
Description: Two and one-half story stone and  
frame Queen Anne residence

Edward C. Kent was a member of the prominent Kent family in Wyncote, and was therefore, with Joseph Linden Heacock, one of community's native architects. He is represented in Wyncote by the design of his mother's house at 313 Bent Road. He attended the Pennsylvania Academy of Fine Arts from 1885 to 1887, and in 1888 he received a scholarship prize from the Philadelphia Chapter of the AIA for the design of a city residence.

Thomas Frank Miller

Address: 162 Fernbrook Avenue  
Date: 1887  
Reference: BDPA, p. 536  
Built for: William E. Weber  
Description: Two and one-half story stone,  
shingle and stucco Queen Anne  
residence suggesting the Swiss  
Chalet influence

Address: 107 Woodland Road  
Date: 1890  
Reference: BDPA, p. 536  
Built for: George Magee  
Description: Two and one-half story twin towered  
stone and frame Queen Anne residence  
in the Eastlake manner



Little is known of T. Frank Miller (1863-1939), although his was an active practice which from 1887 to 1929 produced a long list of residences, stores, commercial buildings, churches, school and apartment houses. He was born in Cecil County, Maryland, and was educated in the Philadelphia city schools. Miller appears in Philadelphia city directories from 1883 to 1908, first as a draftsman, and as an architect from 1885 onward.

Harry Peale, Jr.

Address:	unidentified
Date:	1897
Reference:	BDPA, p. 594-5; <u>Philadelphia Inquirer</u> , October 14, 1897, p. 12.
Built for:	Samuel Small
Description:	Three-story stone and brick twin houses <sup>7</sup>

Harry Peale, Jr. (1869-?) studied at the Pennsylvania Museum and School of Industrial Art, and by 1892 was working in the office of Frank Miles Day. His first independent projects are recorded in the PRERBG in 1895. He disappears from Philadelphia city directories after 1900, but was located in Washington, D.C. by 1924. His projects included residences, hotels and commercial buildings in Overbrook, Jenkintown, Philadelphia, Cape May and Atlantic City.

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<sup>7</sup> In 1909 Samuel Small is recorded as the owner of a large Second Empire style house at 308 Maple Avenue -- obviously not one of the houses in this listing.



William L. Price

Address:	308 Bent Road
Date:	1902
Reference:	BDPA, p. 631
Built for:	W. S. Schellinger, c. 1896
Description:	Additions and alterations to two and one-half story stone, stucco and half-timber Queen Anne residence

William L. Price is one of the most illustrious architects to be represented in Victorian Wyncote, although his work here is limited to additions and alterations. He attended the Westtown School, but left in 1877 to practice carpentry, abandoning that for architecture when he entered the office of Addison Hutton in 1878. By 1881 Price and his brother Frank had established a partnership that would last until 1895. Their commissions included houses for Wendell & Smith, the developers of Wayne and St. Davids, Pennsylvania, as well as the Pelham and Overbrook neighborhoods of Philadelphia. Price practiced independently until 1903, when he established a partnership with M. Hawley McLanahan that lasted until Price's death. Price contributed to the establishment of an important school of regional domestic architecture. He achieved distinction for the designs of the Traymore and Blenheim hotels in Atlantic City, and created a model community in Rose Valley, Pennsylvania, based on the English Arts and Crafts Movement.





### George Espie Savage

Address: Calvary Presbyterian Church, corner  
of Bent and Kent roads  
Date: 1927  
Reference: BDPA, p. 688  
Built for: Calvary Presbyterian Church  
Description: Additions and alterations

George Espie Savage (1874-1948) was born in Scotland and graduated from the Central High School in Philadelphia in 1892. He received his Certificate of Building Construction from the Drexel Institute in 1900. After working for three years in the office of Charles W. Bolton, an eminent church architect, he established his own firm, which was devoted principally to church design.

### John Sudofsky

Address: 135-147 Greenwood Avenue  
Date: 1979  
Reference: ATD American Company files and  
biographical information supplied by  
John Sudofsky  
Description: Major rehabilitation of three  
nineteenth-century commercial  
buildings converted into a modern  
office complex for the ATD American  
Company, wholesale suppliers of  
textiles and office furnishings

John Sudofsky (1927- ), whose architectural offices are located in Norristown, Pennsylvania, attended Philadelphia city schools. He graduated from the University of Pennsylvania in 1956, where he studied under Louis Kahn and Aldo



Giurgula. Since then he has engaged in commercial, industrial and residential work. In 1963 he was part of the "International Architects" group in Rome who were engaged in plans for the University of Lagos in Nigeria. His rehabilitation of the ATD American Company complex in Wyncote earned awards from the Montgomery County Planning Commission and the Board of Commissioners in Cheltenham Township.

Thomas, Churchman and Molitor

Address:	270 Bent Road
Date:	1909
Reference:	PRERBG, Vol. XXIV, No. 11, March 17, 1909; BDPA, p. 784
Built for:	All Hallows Episcopal Church
Description:	Two and one-half story Tudor-style stone, stucco and half-timber rectory

Walter H. Thomas (1876-1948) attended Episcopal Academy and the University of Pennsylvania, where he graduated with a B.S. in architecture in 1899. He afterwards studied at the Ecole des Beaux Arts for three years. In 1905 he set up an office in Philadelphia with C. Wharton Churchman (1877-1948), and in 1919 they were joined by John Molitor (1872-1928). Both Thomas and Molitor served as City Architects of Philadelphia. Churchman and Molitor worked in the offices of Wilson Eyre, Cope and Stewardson and James H. Windrim before entering into partnership with Thomas. The firm's commissions from 1901 through 1930 included churches and related buildings, public buildings, hotels, hospitals, theaters and residences.



Edwin N. Thorne (fl.1885-1898)

Address: 170 Fernbrook Avenue  
Date: 1888  
Reference: Illustrated in Builder and Decorator, Vol. VI, No. 3, May 1888.  
Built for: Isaac Ashmead  
Description: Two and one-half story stone and frame Queen Anne residence

Edwin C. Thorne was listed in the Philadelphia city directories in 1854 as a carpenter; in 1886 he is shown as an architect. The Biographical Dictionary lists 83 commissions for Thorne, mainly for residential work in the Delaware Valley area, but including some commercial designs as well.

Horace Trumbauer

Address: Southeast corner Accomac and Church Roads  
Date: 1892  
Reference: PRERBG, Vol. VII, No. 23, June 8, 1892; BDPA, p. 800  
Built for: M.M. Brown  
Description: Two and one-half story stone, frame and shingle Queen Anne/Shingle Style dwelling and stable

Address: 343 Bent Road  
Date: 1892  
Reference: PRERBG, Vol. VII, No. 11, March 16, 1892; BDPA, p. 800  
Built for: W.A. Chochran  
Description: Two and one-half story stone, frame and shingle Queen Anne/Shingle Style dwelling and stable



Address: 332 Accomac Road  
 Date: 1892  
 Reference: PRERBG, Vol. VII, No. 13, March 30, 1892; BDPA, p. 800  
 Built for: James J. Sill  
 Description: Two and one-half story stone, fram and shingle Queen Anne/Shingle Style residence and stable (remodelled in a psuedo-Gothic manner following a serious fire in the 1970s)

Address: 301-305 Bent Road  
 Date: 1892/3  
 Reference: PRERBG, Vol. VIII, No. 17, April 20, 1893; BDPA, p. 800  
 Built for: H.K. Walt  
 Description: Two and one-half story stone, frame and shingle Shingle Style residence and stable

Address: Northwest corner Glenside and Greenwood Avenues  
 Date: c. 1893  
 Reference: PRERBG, Vol. VIII, No. 36, September 6, 1893; BDPA, p. 800  
 Built for: James Nile  
 Description: Three-story stone, frame and shingle store and dwelling (demolished in the 1950s)

Address: 168 Fernbrook Avenue  
 Date: 1896  
 Reference: BDPA, p. 800  
 Built for: Mary A. Herrick  
 Description: Two and one-half story stone, frame and half-timber Shingle Style residence





Address: Jenkintown Railroad Station complex comprising main station and detached waiting room and baggage room.

Date: 1931

Reference: Frederick Platt, "Horace Trumbauer in Jenkintown," Old York Road Historical Society Bulletin, Vol. XLIV, 1984, pp. 24-26

Built for: Reading Railroad Company

Description: One and one-half story Tudor-style stone buildings with limestone trim

Horace Trumbauer (1868-1938), like so many of his generation, had no formal training as an architect. Born in Philadelphia, he moved to Jenkintown from Frankford with his family in 1878. At the age of 16, he was employed in the Philadelphia architectural firm of George W. and W.D. Hewitt as a draftsman. In 1890 he opened his own office on Chestnut Street, launching his career with a series of designs for the builders and developers Wendell & Smith for houses in the Pelham and Overbrook sections of Philadelphia, in St. Davids and Wayne, Pennsylvania, and in Essex Falls, New Jersey. By 1891, with the commission for William Welsh Harrison's Glenside mansion "Gray Towers," he began designing the large-scale residences for which he is famous. He was a favorite architect of the P.A.B. Widener and William Elkins families and designed many of their Cheltenham Township residences. He is also well-known for his designs of public buildings, including libraries, clubs and schools. The Biographical Dictionary suggests that his style relates more significantly to such New York firms as Carrere and Hastings and McKim, Mead and White than it does to the Philadelphia school of design.



Angus S. Wade

Address: 304 Bent Road  
Date: 1892  
Reference: BDPA, p. 816  
Built for: H. Anderson  
Description: One and one-half story frame Queen Anne residence

Address: 332 Bent Road  
Date: 1892  
Reference: BDPA, p. 816  
Built for: Charles D. Cramp  
Description: Two and one-half story stone and frame Queen Anne residence and stable

Address: 142 Fernbrook Avenue  
Date: 1894  
Reference: BDPA, p. 816 (one of the "five residences for William E. Weber, 1894)  
Built for: William E. Weber  
Description: Two and one-half story frame Queen Anne residence

Address: 146 Fernbrook Avenue  
Date: 1894  
Reference: BDPA, p. 817 (one of the "five residences for William E. Weber, 1894); Scientific American, Vol. 17, No. 3, March 1894, p. 35, illus. p. 43  
Built for: William E. Weber  
Description: Two and one-half story frame, stucco and half-timber Queen Anne cottage



Address: 150 Fernbrook Avenue  
Date: 1894  
Reference: BDPA, p. 817 (one of the "five residences for William E. Weber, 1894); Scientific American, Vol. 17, No. 3, March 1894, p. 35, illus. p. 43  
Built for: William E. Weber  
Description: Two and one-half story frame Queen Anne cottage

Address: 157 Fernbrook Avenue  
Date: 1894  
Reference: BDPA, p. 817; Times Chronicle, Vol. II, No. 19, August 11, 1894  
Built for: Dr. C. H. Kunkle  
Description: Two and one-half story stone, clapboard and shingle Queen Anne residence

The remaining two residences of the "five residences for William E. Weber, 1894" have not been identified.

Angus S. Wade (1865-1932) was born in Montpelier, Vermont. He came to Philadelphia about 1883 and worked in the office of Willis G. Hale. In 1886 he established the firms of Wade, Gilpin and Company and Wade and Bell, both of which capitalized on development building. Their work is well-represented in the North Wayne development west of Philadelphia and in the Overbrook Farms and Pelham developments in Philadelphia. In 1904 Wade disappears from the Philadelphia city directories. While in Philadelphia he was a member of the Union League, the Philadelphia Art Club and the AIA. It is known that the later years of his career were spent in New Jersey and Brooklyn, New York. The Biographical Dictionary lists 142 projects from 1886 to 1904.



Frank R. Watson

Address:	Episcopal Parish House, Bent Road
Date:	1926
Reference:	PRERBG, Vol. XLI, No. 30, July 28, 1926
Built for:	All Hallows Episcopal Church
Description:	L-shaped two and one-half story Tudor-style brick and half-timber parish house, connected to church by a one-story stone cloister

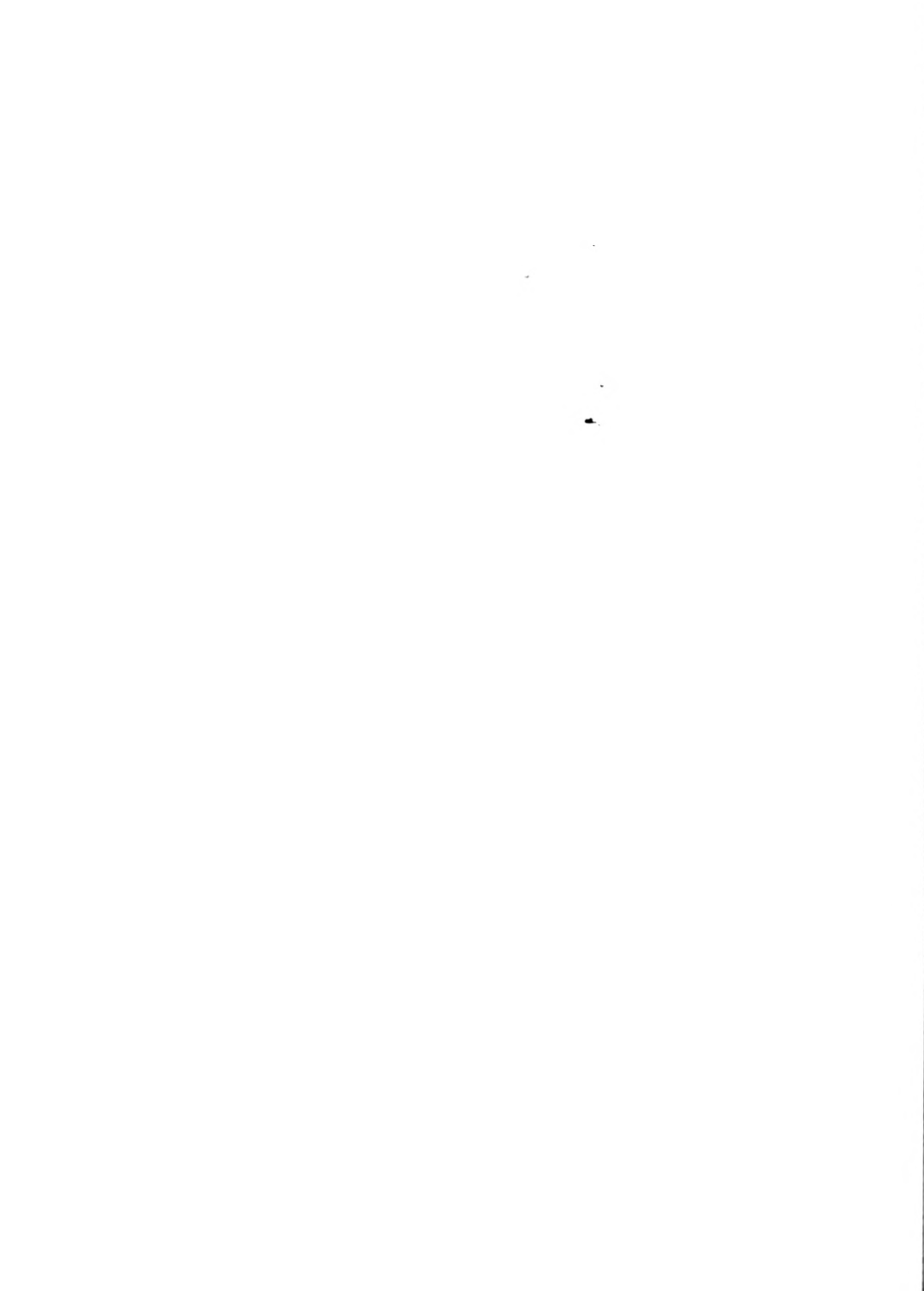
Frank R. Watson (1859-1940) was one of the most important architects in church design in Philadelphia during the late nineteenth and early twentieth centuries. After graduating from Central High School, he was employed for five years in the office of Edward F. Durang, an eminent ecclesiastical architect who designed principally for the Philadelphia Roman Catholic archdiocese. Watson established his own firm in 1882/83. In 1901 Watson formed a partnership with Samuel Huckel, and as Watson and Huckel the firm prospered until Huckel's death in 1917. In 1922 Watson was joined by two younger architects, George E. Edkins (1883-1966) and William H. Thompson (1892-1974) to form the firm of Watson, Edkins and Thompson. In addition to designs for churches, Watson's practice included commissions for residences and commercial buildings.





APPENDIX B.

National Register of Historic Places Nomination Forms  
for  
WYNCOTE HISTORIC DISTRICT



**United States Department of the Interior  
National Park Service**

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**National Register of Historic Places  
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections**1. Name**

historic Wyncote Historic District

and or common N/A

**2. Location**street & number bounded by SEPTA Railroad to the east, Glenview Avenue  
to the north, Webster Avenue to the south, and not for publication  
Church Road to the southwest.

city, town Wyncote — vicinity of

state Pennsylvania code county Montgomery code

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership (see attached list)

street &amp; number N/A

city, town N/A — vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorder of Deeds Office, Montgomery County

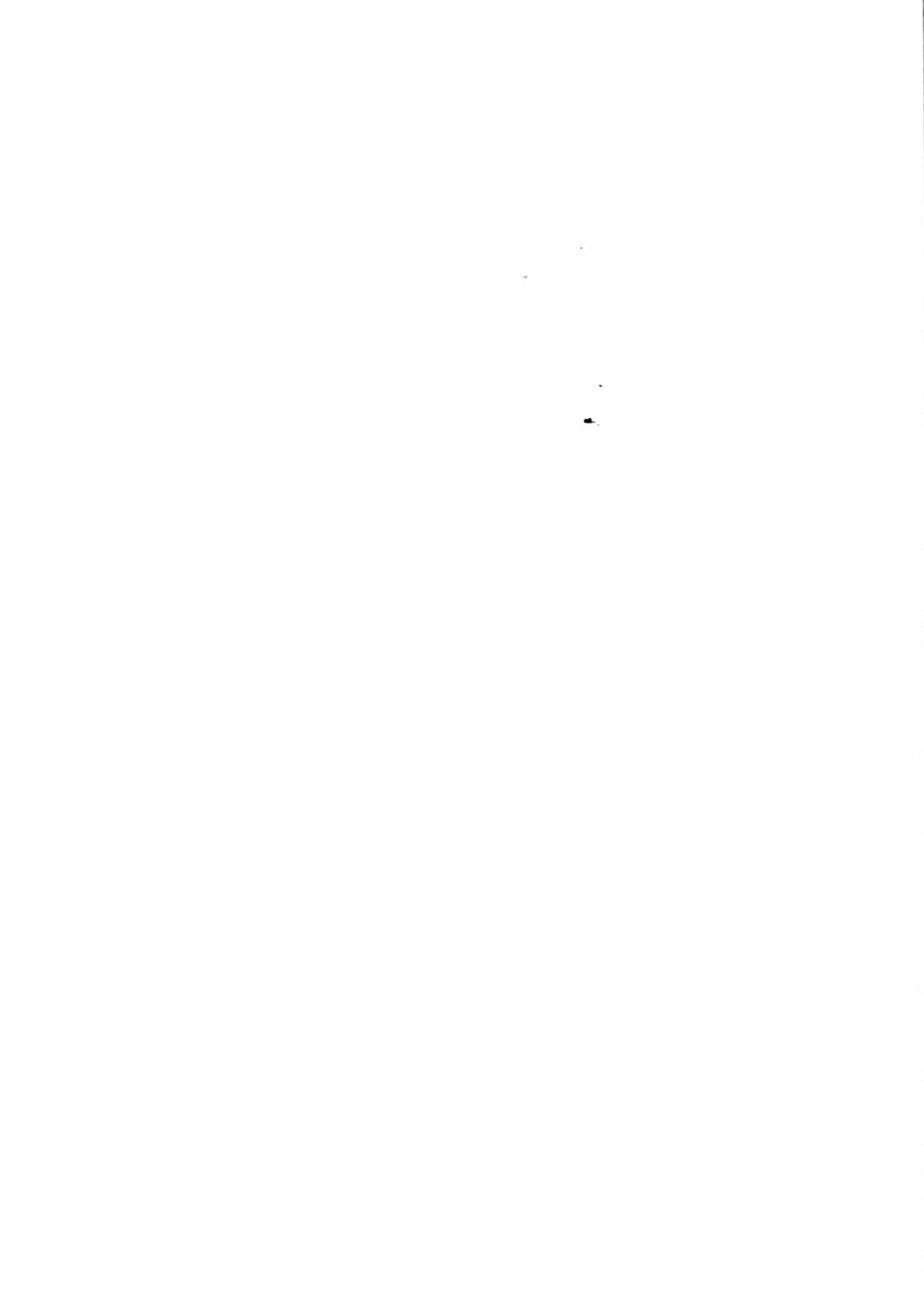
street &amp; number

city, town Norristown state Pa.

**6. Representation in Existing Surveys**title Pennsylvania Historical and  
Museum Commission has this property been determined eligible? ☒ yes ☐ nodate 1984 — federal ☒ state ☒ county — local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg state Pa.



<b>Condition</b>	<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> date

Wyncote Historic District - Montgomery County

**Describe the present and original (if known) physical appearance**

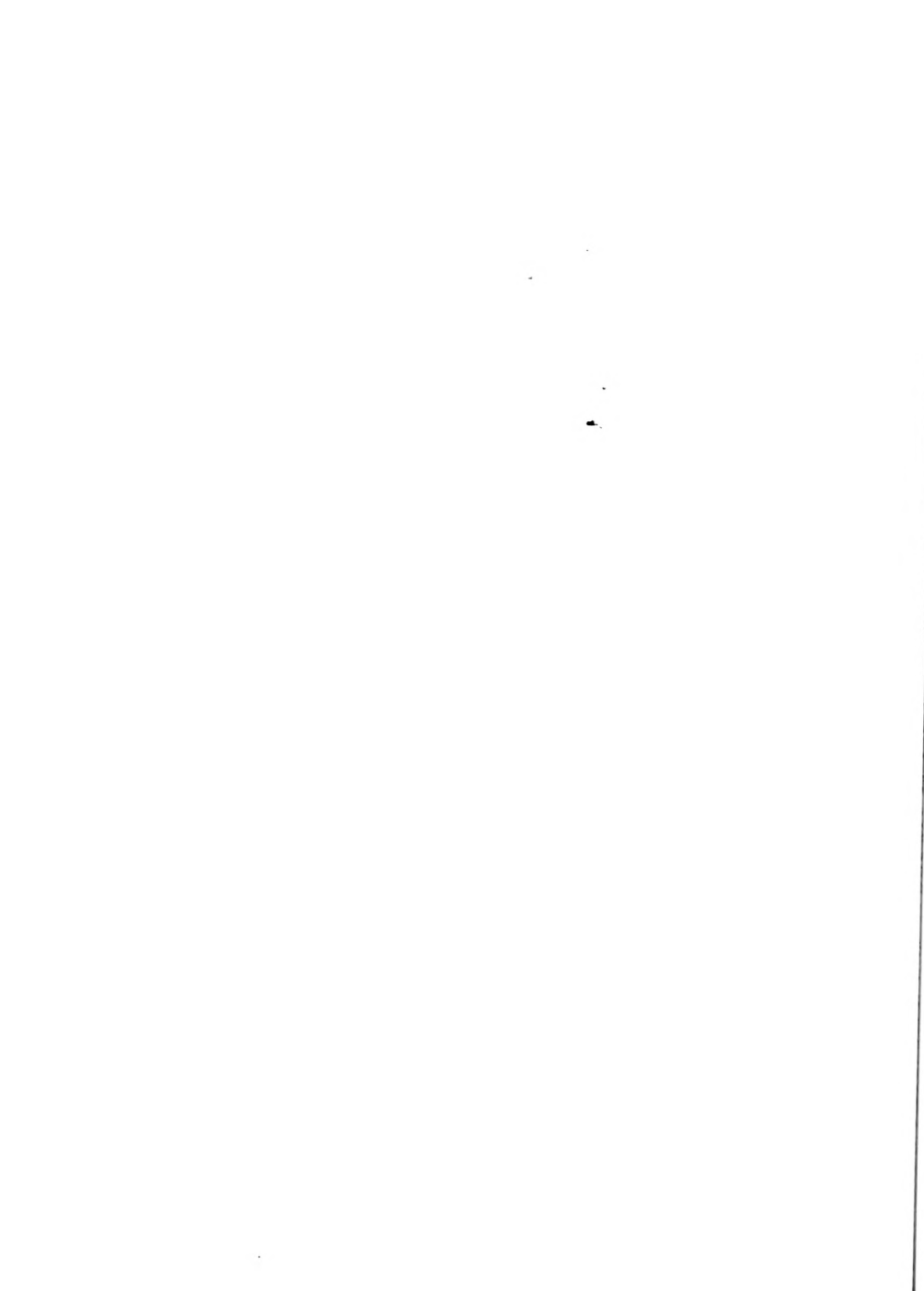
Wyncote, a suburban community ten miles north of Philadelphia, was created as a semi-resort village in 1885, which attracted both summer and permanent residents. The irregularly-shaped Wyncote Historic District comprises 108 acres of wooded, hilly streetscapes on one of the highest points in Cheltenham Township. It extends for three-quarters of a mile from the Jenkintown Railroad Station in the east to Church Road in the southwest, and for one-half mile from Glenview Avenue in the north to Webster Avenue in the south. All of its streets branch off from its two main arteries, Greenwood Avenue running east and west, and Glenside Avenue running north and south. Examples of late 19th and early 20th century architecture survive as originally built between 1885 and 1915. Of the 192 buildings in the district, 14 are non-contributing.

The district encompasses a large residential area, a small business center, the Jenkintown Railroad Station complex, a 5-acre public park, and a 5-acre tract containing church properties. The earliest development occurred near the railroad where single and semi-detached houses were built on narrow lots. Later development provided for significant houses on spacious grounds further removed from the railroad. Separating the two areas are the church buildings.

Houses built near the railroad reflect the Victorian vernacular, Second Empire, Queen Anne and Shingle styles of domestic architecture popular at the turn of the century. Prior to the time of development three houses were in place--two vernacular farmhouses dating to the 1870s and one Italianate-styled house of the mid 1860s, all three once part of large farms. By 1890 about 50 new houses had been constructed in the village.

The Queen Anne and Shingle styles predominate throughout the district, which are unified by their similar size, 2½ story heights, prominent rooflines, asymmetrical silhouettes, and a vertical rather than horizontal emphasis. Abundant examples of original, patterned slate roofs survive. Houses are further unified by their stone foundations and exterior surfaces of stone, stucco and wood, including an exceptional display of shinglework. Grey, sparkling schist stone, quarried from steep cliffs in the neighborhood, used in the construction of many of the buildings, lends an attractive regional characteristic. Ubiquitous porches, many enclosed with wood lattice-work, and conspicuous towers--square, round or polygonal--contribute to the architectural distinction in this Victorian community.

Significant houses built in the less-populated southwest section continue to reflect the Queen Anne and Shingle styles, as represented by the designs of Angus S. Wade, Horace Trumbauer and Addison Hutton. After 1900, the district adopted the Tudor and Colonial Revival styles. Examples of the Tudor Revival style were designed by DeArmond, Ashmead and Bickley, Louis Herman Duhring, Jr. and Thomas, Churchman and Molitor. The Colonial Revival style is represented by the designs of Mantle Fielding, Jr.



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National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

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Wyncote Historic District - Montgomery County

Continuation sheet	Description	Item number	Page
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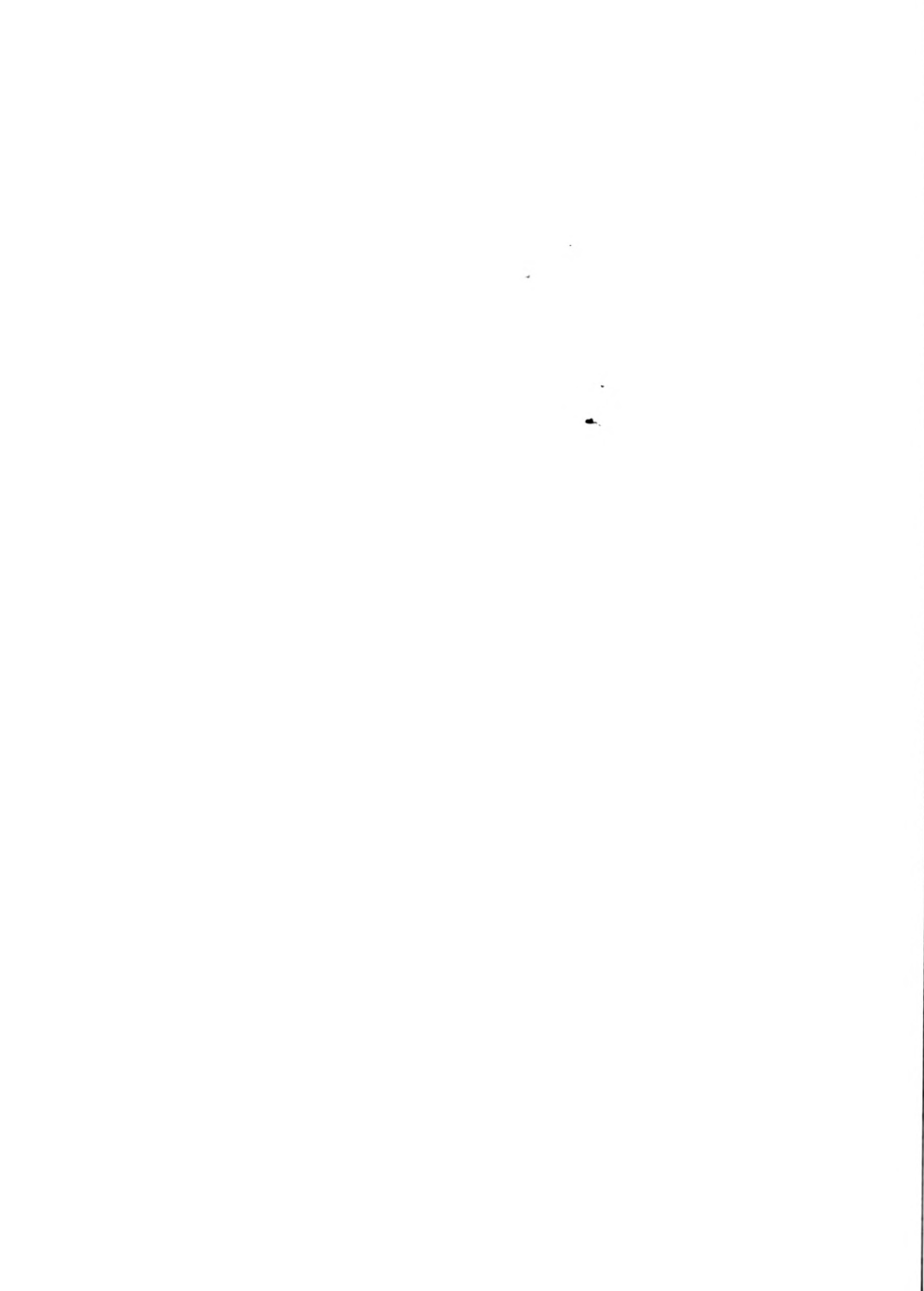
Situated in the heart of the district are the All Hallows Episcopal Church, designed in 1896 by Furness and Evans, and the Calvary Presbyterian Church, designed in 1898 by Dull and Peterson. In the 20th century the Episcopal Church added two Tudor-styled buildings--a Rectory designed by Thomas, Churchman and Molitor in 1909 and a large Parish House designed by Frank R. Watson in 1926. A 1-story stone cloister connects the Furness church to the Parish house. Prior to the erection of the Presbyterian Church, the church had commissioned Frank Miles Day to design their Church Manse in 1894. The smaller Episcopal Church features the traditional T-shaped nave and transept arrangement, while the larger Presbyterian Church is built around a semi-circular auditorium.

The Jenkintown Railroad Station, designed by Horace Trumbauer in 1931, forms part of the eastern border of the district. The Station, and Baggage and Waiting Rooms, are in the Tudor Revival style, constructed of local stone with limestone trim. An abandoned 3-story square brick Watch Tower stands a few yards north of the Station, surviving as a document of railroad history when watchmen in the tower signalled the steam-powered commuting trains.

The 5-acre Ralph Morgan Park adjoins the station complex to the west, and serves as a picturesque entry into the district. The historic Tookany Creek, which once provided water power for local grist mills, flows through the Park. The Park, owned and maintained by Cheltenham Township, contains two wooden bridges, walking paths and tiered stairs leading to street levels; the Park was named in memory of Ralph Morgan, a long-time resident of Wyncote, a Commissioner of Cheltenham Township and well-known as an environmentalist. In the late 19th century this Park was part of land owned by John Wanamaker; in the 1890s Wanamaker dammed up the Tookany Creek to provide a skating pond for Wyncote's residents and was known as "Wanamaker's Pond."

The largest single privately-owned property of approximately six acres lies within view of Wyncote's churches and survives as the site of the late 19th century family compound of industrialist Henry K. Walt who commissioned Horace Trumbauer, J. Linden Heacock and Heacock and Hokanson to build houses for himself and members of his family. This landscaped tract, containing an ornamental lake, has remained unchanged over the years.

Wyncote's business district no longer suggests the flourishing activity that existed at the turn of the century when its small shops served the local populace. Today's commercial operations do not relate to the community, except for those of the Wyncote Pharmacy, the John J. O'Donnell Plumbing Company and a small deli-grocery store, all housed in late 19th and early 20th century buildings. The Mobil Oil Service Station, built in the 1960s in the main intersection, replaced an 1893 Trumbauer building.





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The principle of adaptive use has been successfully exercised with the conversion of 19th century buildings for use as modern office space. An outstanding example is the rehabilitation in 1979 by the ATD American Company, wholesale suppliers of textiles and office furnishings, of a 19th century livery stable, ornamental iron workshop and a large stone warehouse. Their modern office complex has won awards from the Montgomery Planning Commission and Cheltenham Township.

Professional offices are now located in some of the first floor spaces of the double houses designed by Dull and Peterson on the south side of Greenwood Avenue. The 1894 Wyncote Elementary School has been adapted for use as office space without alteration of the building's exterior.

Streets vary in width from 30 to 50 feet and are laid out on Wyncote's hills in a winding, attractive manner. Most of the streets are flanked by curbs and six to seven-foot wide sidewalks in double width squares. Houses near the railroad are set back from the street 30 to 40 feet, while those in the more rural area are centered in the midst of landscaped grounds. Only one traffic light has been installed in the district in its main intersection of Greenwood and Glenside Avenues. Retaining walls and low stone fences with square or round pillars at entranceways afford a most pleasing element in the landscape. There are no alleys in the district. Mature, deciduous oak, beech, ash, maple, tulip, linden and locust trees, together with varieties of evergreen plantings, provide a woodland setting throughout the district. Flowering trees such as dogwood, crabapple and cherry specimens bring seasonal color and beauty to this suburban community.

Houses have been continually occupied and well maintained by their various owners. Drastic alterations of residential buildings have not impaired the district's original appearance; alterations have been mainly porch enclosures and some re-cladding of exterior surfaces.

The residential area, comprising 90% of the district, survives as a micro-cosm of a turn-of-the-century community, its buildings serving as an important link in the story of America's domestic architecture. Of the 192 buildings in the district, 172 represent dwelling units, 154 of which were built prior to 1915. Nine of the non-contributing dwellings and five of the non-contributing commercial buildings are listed as intrusions by reason of age (after 1934).



# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Wyncote Historic District

Specific dates	Montgomery County	Builder/Architect	See attached list
	1870-1934		

## Statement of Significance (in one paragraph)

The Wyncote Historic District is significant as a railroad suburb established in 1885 that has remained architecturally unchanged since 1915. Its development, over a 30-year period, was stimulated by its convenient location near the North Pennsylvania Railroad line, real estate expansion, and the rising expectations of a newly-prosperous middle class. Secondly, it is significant as a role model for nouveau-riche life-styles in other suburban communities. Thirdly, it is significant for its concentration of well-preserved Queen Anne and Shingle style houses. The district demonstrates how effectively its group of dedicated residents were able to control the quality of its environment and determine its growth pattern. Beginning in the 1890s, the community has engaged in an ongoing preservation program; its most recent efforts have been the successful adaptation of 19th century buildings for modern usage.

Wyncote, located in the northeast corner of Cheltenham Township, was once part of a land grant of 500 acres by William Penn to William Frampton in 1683. This land was later divided into large tracts of farm land, occupied mainly by Quaker families, familiar names being Lippincott, Morris, Mather and Shoemaker.

Traction kings P. A. B. Widener and William L. Elkins, financier Jay Cooke, manufacturer John B. Stetson, publisher Cyrus H. K. Curtis and merchant John Wanamaker, all representing first-generation wealth, pre-established prestigious country homes in Cheltenham Township, thus setting the stage for a nouveau-riche element of society to follow.

The Wyncote area was known as Cheltenham Hills in the south and Kent's Woods in the north until the Wyncote Post Office was established in 1888, giving the region its own, officially-attained identity. The new village lay west of the railroad line, while its sister community of Jenkinton in Abington Township rose to the east. The name "Wyncote" is attributed by local historians to Abraham Barker, a financier and agent for Baring Brothers in London, who established a 170-acre estate in the 1870s in the Wyncote area. Perhaps he took the name from the popular 1880s novel Hugh Wynne by Dr. S. Weir Mitchell in which a Welsh estate was called "Wyncote." Such naming, of course, corresponds to the honorific distinction of modern suburban developments and helped set the norm for advertising hype. Eight subsequent developments in areas surrounding Wyncote included the name "Wyncote" as part of their subdivision titles.

Unlike the planned, mass developments which occurred in the 1880s and 1890s in North Wayne and in Overbrook Farms and Pelham in Philadelphia, development of Wyncote took place on a piece-meal basis by six individual developers, four of whom lived in the community and thus had a proprietary interest in it.



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Wyncote Historic District - Montgomery County

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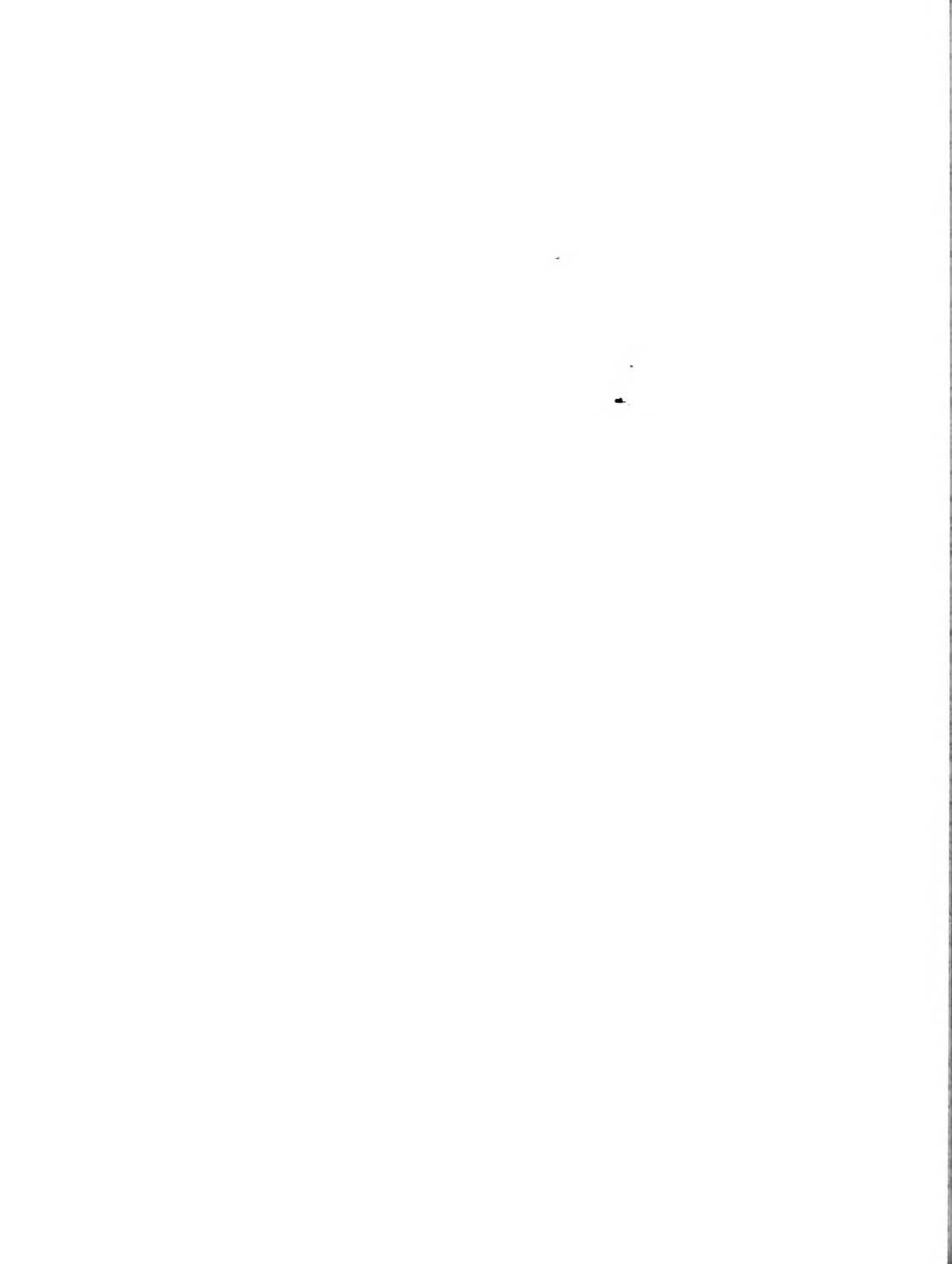
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The first development in Wyncote dates to 1885 when Willis Pope Hazard of West Chester, Pennsylvania purchased 19½ acres from the Estate of William C. Kent and laid out 57 building lots, averaging 60' x 100', near the Jenkintown Railroad Station. Other developers were Martin Luther Kohler (1886), the Estate of Joseph Heacock (1888), Bradley Redfield (1890), William E. Weber (1898) and Edwin Tyson (1900), all of which account for the 108 acres in the district.

With the exception of Kohler, these developers typified the late 19th century amateur speculator whose real estate operations represented an avocation rather than a prime source of income. Kohler, a resident of Wyncote, was a major participant in syndicates for the development of land in nearby Jenkintown and Glenside. Willis Pope Hazard was a gentleman dairy farmer in Delaware County, and as an historian contributed to the writing of Watson's Annals. He was the son of Samuel Hazard, known for his historical accounts of Philadelphia; both father and son were engaged in the publishing business during their lifetimes. Bradley Redfield was listed as a commission merchant residing in Philadelphia at the time of his purchase of 45 acres of the Shoemaker farm in 1890. He is perhaps better known as the father of Edward Redfield (1868-1965), a landscape painter who received international recognition.

Once building lots were established, affluent residents, acting as interim speculators, purchased blocks of lots, thereby enabling them to control future building and oversee potential purchasers. Two cases in point were those of William E. Weber and William W. Frazier. Weber, partner in the artists' supplies firm of F. Weber & Company in Philadelphia, bought up a quantity of lots on the Kohler development, on some of which he commissioned the architect/builder Angus S. Wade to design Queen Anne "cottages." Frazier purchased a large block of lots on the Redfield tract and hired Martin Luther Kohler as his agent for re-sale of the lots. Wyncote's infrastructure of resident-church member-developer was evidenced by the Calvary Presbyterian Church being erected on land owned by Weber and the All Hallow's Episcopal Church built on land owned by Frazier--both individuals were influential members of their respective church congregations. A further bond in this closely-knit community was the extraordinarily high number of families who were related to each other--newcomers in the 1880s and 1890s saw their married children comfortably established in Wyncote's homes by the early twentieth century.

The location of Wyncote near the North Pennsylvania Railroad line influenced the increasing population of the new village. The railroad brought summer visitors to Wyncote's picturesque, wooded hills, as well as attracting permanent residents. New construction could scarcely satisfy the demand for summer rentals. In March, 1897, the local newspaper reported: "House hunters are beginning to make their appearance here. It is evident that if Wyncote had 50 more houses they would all be taken during the coming summer."



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The North Pennsylvania Railroad extended to the rich coal-mining regions of the Lehigh River Valley and to New Jersey and New York City, thus attracting families from Upstate Pennsylvania and the east. Consequently, Wyncote's population reflected a wider geographic background than the more Philadelphia-oriented communities of Overbrook Farms, Pelham, Chestnut Hill and North Wayne.

Houses built near the railroad cost between \$2,500. and \$7,000., while those built on the Redfield tract further removed were limited by deed restrictions to a minimum cost of \$7,500. and a set-back of at least 100 feet. Such houses and lot sizes were nearly 300% of the norm of the day and were typically architect designed by Duhring, Fielding, Heacock, Hutton, Trumbauer and Wade.

Individuals who settled in Wyncote represented a powerful faction in the late nineteenth century industrial and business economy, including industrialists, manufacturers, merchants, sales agents, lawyers and doctors, all forming part of a cohesive, well-to-do community. In the twentieth century the district's physical beauty attracted a coterie of artists, including Benton Spruance and Frank Whiteside. In the literary field, Christopher Morley and the poet Ezra Pound, son of a resident, are the best known. Morley, who lived in Wyncote during World War I, humorously satirizes Wyncote's foibles and artificialities in his collection of essays in Mince Pie published in 1919. Baseball player Reggie Jackson grew up in Wyncote where his father had a tailor shop on Greenwood Avenue.

Wyncote, once established, earned the reputation of an exclusive and wealthy community. Its early cosmopolitan population embraced both professional and capitalist who jointly controlled the quality of their village and set up their own social hierarchy. Wyncote's self-determination was illustrated by the operations of the Wyncote Improvement Association, organized in the 1890s, which organization suggested to the home-owner various improvements, obtained his signature, then placed the contract with the lowest bidder and supervised the work until it was finished. Wyncote's pride and self-consciousness is suggested in the following newspaper notice of 1897:

...some of the best known and wealthiest business people live in these elegant mansions, and a person residing here should consider himself blessed as few others are so far as residence is concerned.

Many of the "elegant mansions" were designed by some of Philadelphia's leading architects, representing the increasing role of the professional architect for the design of upper middle-income houses.





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Horace Trumbauer's five houses represent a stylistic phase in his career between the Victorian vernacular and his better-known classically-inspired mansions. The versatile designs of Angus S. Wade are represented by his Queen Anne "cottages" and the significant Queen Anne houses designed for Charles D. Cramp of the William Cramp Ship and Engine Building Company of Philadelphia and for Dr. C. H. Kunkle, renowned for his patent medicines. The designs of native architect J. Linden Heacock are significant as transitional styles between the Queen Anne and Colonial Revival.

Wyncote's church buildings, designed by prestigious Philadelphia architects, exemplify the important role the church played in the social and religious life of the community in the Victorian era. Contained in one picturesque tract, these buildings provide an ecclesiastical setting unequalled in any other Philadelphia suburb.

The district's Queen Anne and Shingle styles are significant as (1) they are unified in scale, height and materials, and (2) they have survived as a concentrated representation of these styles. Apart from its early innovation as a development that would serve as a proto-type for later suburbs, the district's greatest significance lies in its architectural integrity and the fact that an intact Victorian community offers the same attractive vistas today that it did at the turn of the century.

The residential district survives essentially as it was built between 1885 and 1915--a well-preserved, somewhat isolated enclave of substantial, distinctive and unostentatious homes which reflect the life styles of their original owners, undisturbed by commercial intrusions or multiple-dwelling buildings. Contributing to the district's significance is the survival of its original landscape plan which retains the rural, village atmosphere intended by its developers.

Less than 10% of the built environment represents commercial operations. The community's policy of discouraging commercial growth and its increasing dependence on outside services has resulted in the spotty survival rate of its nineteenth century commercial buildings. However, with the conversion of some of these buildings for modern office space, residents of Wyncote continue their preservation efforts with the same zeal they exercised in the late nineteenth and early twentieth centuries.



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Inventory—Nomination Form**

Wyncote Historic District - Montgomery County

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Continuation sheet

Significance

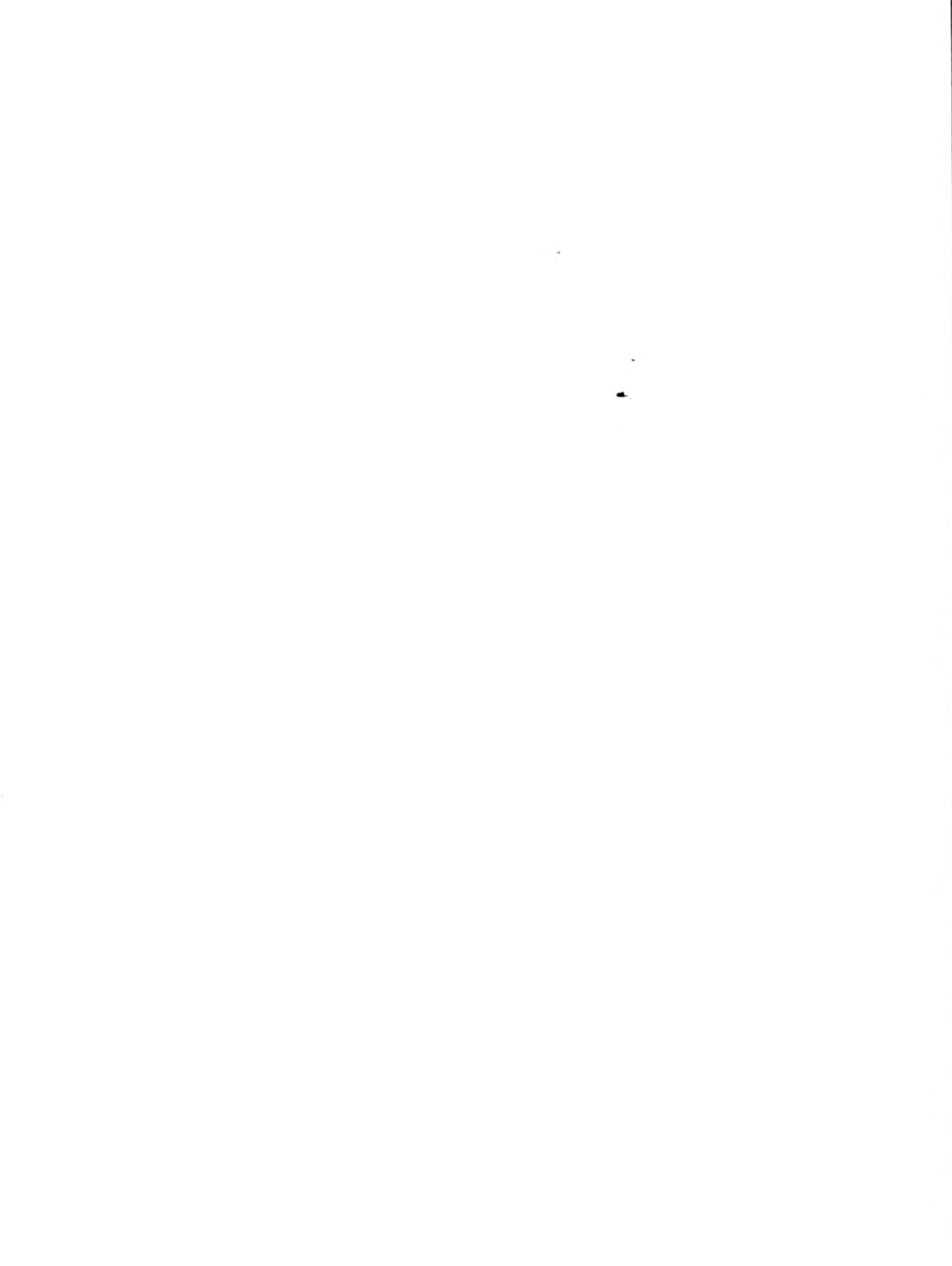
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1985 marks the 100th anniversary of Wyncote's establishment, and it is, therefore, appropriate that official recognition be given to this historic district, not only as an important social and architectural document in Philadelphia's suburban history, but also as a suburban community that has retained its architectural integrity through the self-determination of its citizens.



# 9. Major Bibliographical References

See attached.

# 10. Geographical Data

Acreage of nominated property approximately 108 acres

Quadrangle name Germantown Quadrangle

Quadrangle scale 1:24,000

UTM References

A 

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Zone Easting Northing

B 

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Zone Easting Northing

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Verbal boundary description and justification

Begin at the most northerly point of the district, approximately 1140' north of the intersection of Greenwood and Glenside Avenues, thence (following the irregularly-shaped northern boundary of the Ralph Morgan Park) southerly 182'

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name	Doreen L. Foust		
organization	date		
street & number	2925 Oak Ridge Farm	telephone	(215) 659-1334
city or town	Huntingdon Valley	state	Pa., 19006

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title date

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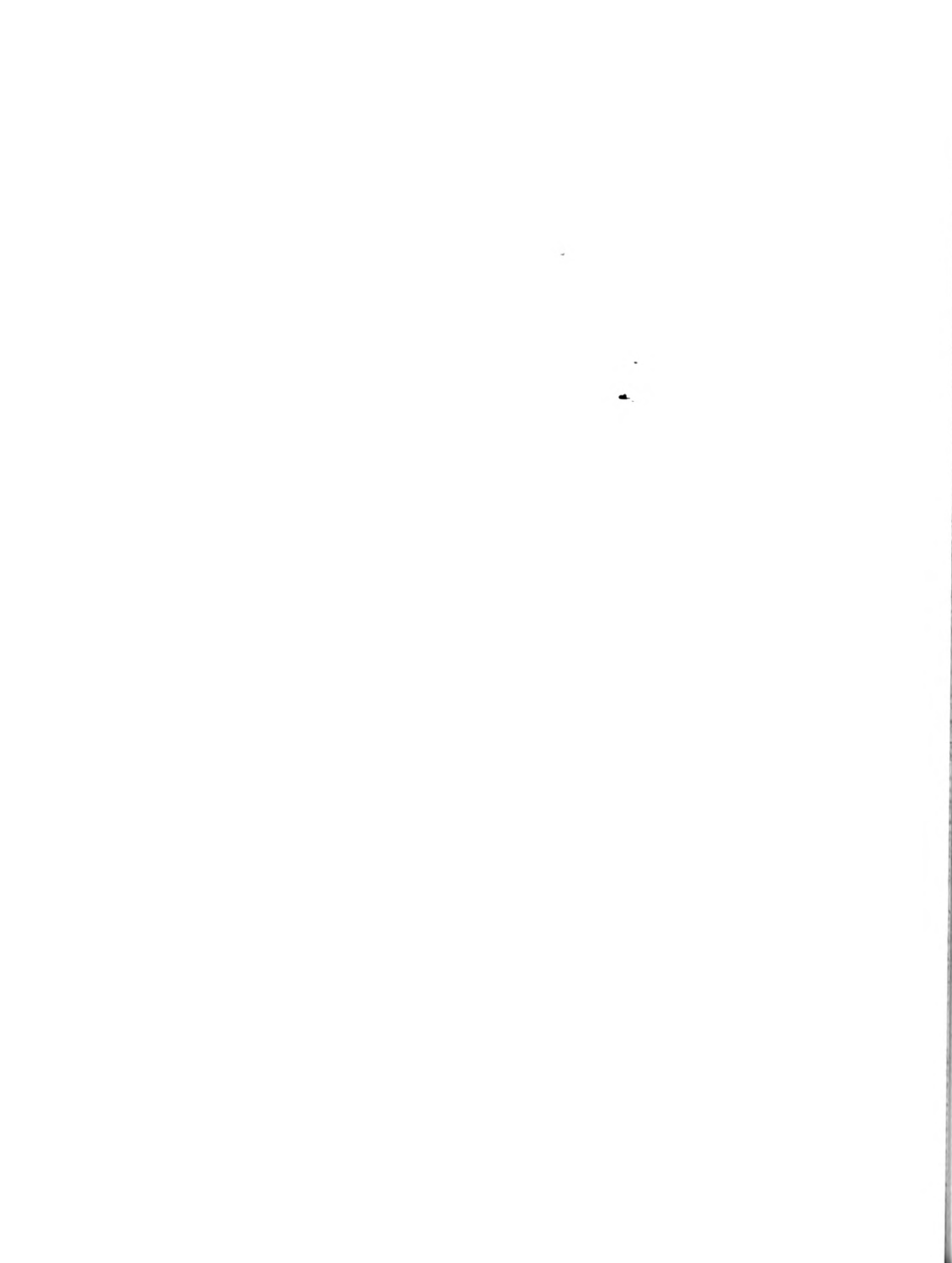
I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Wyncote Historic District - Montgomery County

Continuation sheet Major Bibliographical Item number 9 Page 1  
References

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8. Tatman, Sandra L. and Roger W. Moss, Biographical Dictionary of Philadelphia Architects 1700-1930, G. K. Hall and Company, Boston, Massachusetts, 1985.

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Substantial information and assistance has been provided by the following sources:

1. Cheltenham Township Offices, Elkins Park, Pennsylvania.
2. Recorder of Deeds Office, Montgomery County, Norristown, Pennsylvania.
3. Montgomery County Historical Society, Norristown, Pennsylvania.
4. Microfilm copies of the Jenkintown Times and the Times Chronicle, 1895 through 1909, Montgomery County Publishing Company, Fort Washington, Pennsylvania.
5. Information supplied by present and former residents of Wyncote, Pennsylvania.

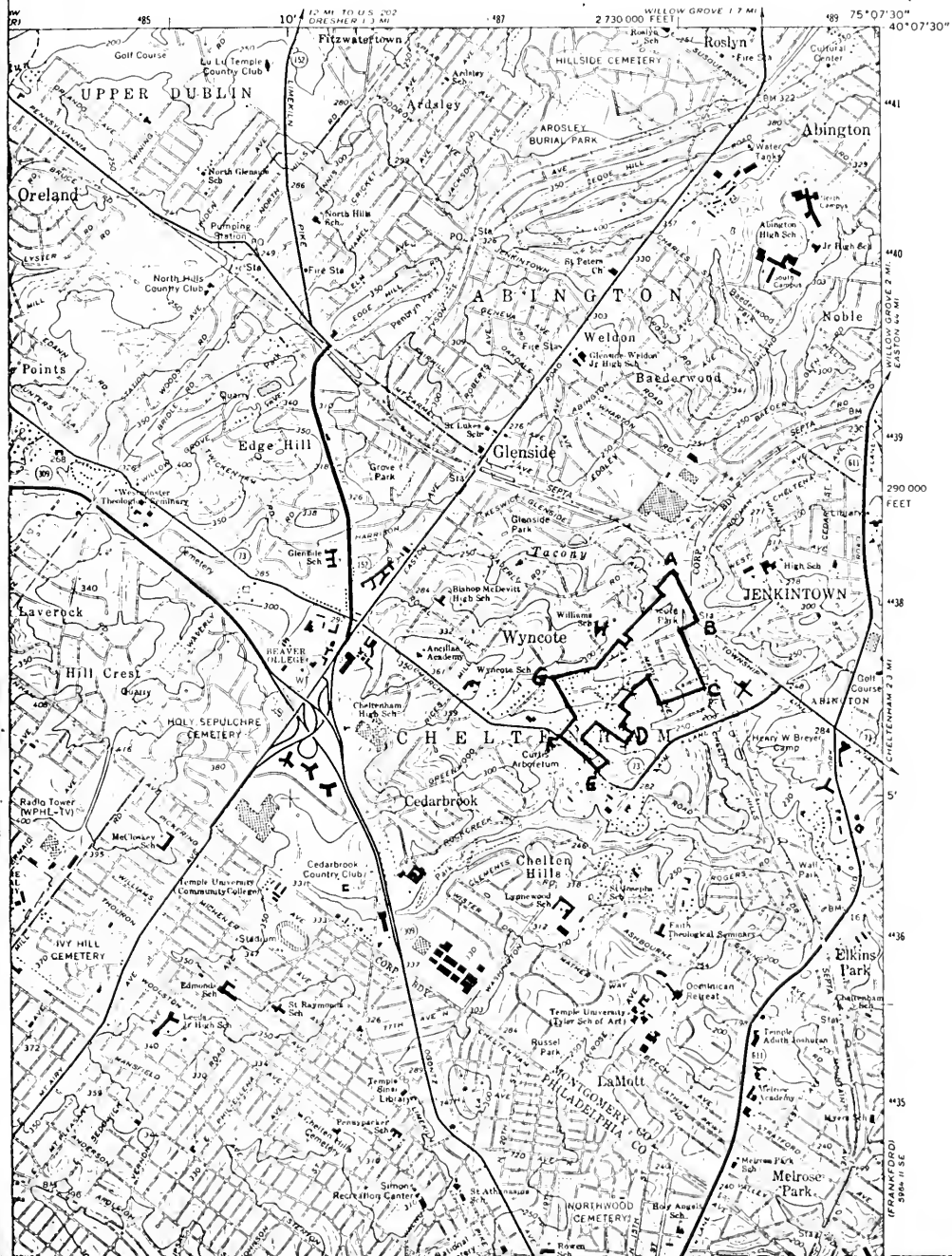




# Wyncote Historic District - Montgomery County

GERMANTOWN QUADRANGLE  
PENNSYLVANIA  
7.5 MINUTE SERIES (TOPOGRAPHIC)

SPRINGFIELD  
(HATBORO)





# National Register of Historic Places Inventory—Nomination Form

Wyncote Historic District, Montgomery County

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## Verbal Boundary Description

Begin at the most northerly point of the district, approximately 1140' north of the intersection of Greenwood and Glenside Avenues, thence (following the irregularly-shaped northern boundary of the Ralph Morgan Park) southerly 182', thence southwesterly 112', thence northwesterly 41', thence southeasterly 72', thence westerly 182', crossing Glenside Avenue, thence southwesterly approximately 75' along the northwest property line of 412 Glenside Avenue, thence southeasterly approximately 145' along the southeast property line of said property, thence southeasterly approximately 450' along the rear of properties on the north side of Woodland Road (numbers 111, 119, 121 and 127), thence turning in a more easterly direction along the rear of properties on the northwest side of Woodland Road (numbers 127, 131, 133, 139, 141 and 143), thence easterly 150' along the southeast property line of 143 Woodland Road, thence southeasterly 200' along Woodland Road, thence turning northwesterly 150' along the northeast property lines of 203 and 205 Greenwood Avenue, thence turning southeasterly 293' along the rear of properties at 207, 209 and 211 Greenwood Avenue, thence turning southeasterly approximately 130' along the southeast property line of 211 Greenwood Avenue to meet Greenwood Avenue.

Thence the boundary line continues southeasterly approximately 1575' along the south side of Greenwood Avenue, thence turning southeasterly approximately 825' along the rear of properties on the west side of Greenwood Place (numbers 13, 12, 11 and 10), thence turning southerly approximately 425' along the southwest property lines of the rear of properties on the west side of Bent Road (numbers 337 and 343) and 243' along the southwest property line of 1221 Church Road, thence turning easterly approximately 1300' along the north side of Church Road, thence turning northeasterly approximately 200' along the rear of property on the southeast corner of Accomac and Church Roads, thence turning northwesterly approximately 160' along the northeast border of said property, crossing Accomac Road, and continuing along the northeast property line of 8100 Accomac Road, thence turning southerly approximately 75' along the rear of this property, thence turning westerly approximately 200' on the northeast border of 250 Bent Road, thence turning northeasterly approximately 500' along the front property lines of 343, 337, 335 and 333 Bent Road, thence turning southeasterly approximately 140' along the rear southeastern property line of 322 Bent Road, crossing Accomac Road, thence turning northeasterly approximately 150' along the southeastern property line of 410 Accomac Road, thence turning northwesterly approximately 70' along the rear of property line of 410 Accomac Road, thence turning northwesterly approximately 225' along the rear northeast property lines of 406 Accomac Road and 308 Bent Road, thence turning northeasterly approximately 150' along the rear southeast



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Wyncote Historic District - Montgomery County

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## Justification of Boundaries:

Boundaries of this irregularly-shaped district were designed to include the highest concentration of houses built between 1885 and 1915 in Wyncote.

The district lies immediately west of the Jenkintown Railroad Station and proceeds in a somewhat linear direction to Church Road to the southwest, a distance of approximately three-quarters of a mile. The residential section, including a small business district located near the Glenside and Greenwood Avenue intersection, extends from the intersection of Glenview and Glenside Avenues on the north to Webster Avenue on the south, a distance of approximately one-half of a mile.

Because of the important interaction between the community and the railroad line, especially at the turn of the century, the Jenkintown Station and auxiliary buildings are shown as part of the district. These are particularly significant as the Station, Waiting Room and Baggage Room were designed by Horace Trumbauer. Included in the railroad complex is a 3-story brick Tower House constructed in the 1890s and a Neo-colonial small Office Building built in the early 20th century.

The Ralph Morgan Park, which adjoins the railroad complex to the west, is also included as part of the district, as it (1) provides part of the picturesque landscaping of the district, and (2) contains a section of the historic Tookany Creek which at one time supplied water power for mills in Cheltenham Township.

Although there are some Victorian houses scattered throughout Wyncote outside of the proposed district, the majority of houses outside of the district were built in the 1950s and 1960s in the Tudor, Colonial Revival and modern Ranch styles. Such houses reflect life styles more dependent on the automobile than on the railroad.









East Glenside Avenue

- 412: 1896, Queen Anne two and one-half story four-bay stone and shingle house. Gambrel roof with smaller intersecting gambrel roofs. Partial front porch. Various double-hung casement and Palladian windows. --- Contributing
- 406: c. 1885, Stick Style one and one-half story four-bay frame house. Gabled roof with shed gable over rear elevation. Partial side and front porch. Prominent centered square tower at second floor level. Various Queen Anne window sash. --- Contributing

Jenkintown Railroad Station Buildings, northeast side  
Glenside and Greenwood Avenues

- Station: 1931, one and one-half story Tudor-style stone building, 42' x 96'. Gabled roof over central block, with cross gables on north and south elevations. Double-hung and casement windows. Parapeted dormer windows above first floor cornice level. Two prominent stone chimneys. Horace Trumbauer, architect. --- Contributing
- Waiting Room: 1931 one-story Tudor-style stone building, 15' x 52'. East of railroad tracks. Horace Trumbauer, architect. --- Contributing
- Baggage Room: 1931 one-story Tudor-style stone building, 14' x 52'. East of railroad tracks. Horace Trumbauer, architect. --- Contributing
- Office Building: c. 1920, one-story brick building, 20' x 30'. Colonial styling with hipped roof. Queen Anne Windows. --- Contributing



Glenside Avenue (continued)

Watch Tower: c. 1895, three-story rectangular brick building. Hipped roof with wide overhanging eaves. Queen Anne windows. Brick chimney. --- Contributing

North side Woodland Road

- 101: 1947, Colonial Revival one and one-half story five-bay random stone house. Multi-paned double-hung sash. Dormer windows. Gabled roof. Barney and Banwell, architects. --- Intrusion, by reason of age
- 107: c. 1890, Queen Anne two and one-half story five-bay stone, clapboard and shingle house with prominent round and square towers. Hipped roof with intersecting gables. Dormer windows. Multi-paned window sash, some with stained glass. Carriage house. Thomas F. Miller, architect. --- Significant\*
- 111: c. 1887, Queen Anne two and one-half story five-bay stone, clapboard and shingle house. Front gable roof with intersecting gables. Wrap-around front porch. Various multi-paned window sash. Dormer windows. Carriage house. --- Contributing
- 119: c. 1887, Queen Anne two and one-half story five-bay stone, clapboard and shingle house. Front gable roof with intersecting gables. Front and side porch. Various multi-paned sash with stained glass. --- Significant

\* Those building classified as "Significant" have been selected as particularly fine examples of each architectural style -- e.g. Victorian vernacular, Second Empire, Queen Anne, etc.



Woodland Road (continued)

- 121: c. 1925, one and one-half story four-bay Dutch Colonial frame cottage, re clad with asbestos siding. Gambrel roof, with shed dormer on facade and rear elevation. Entry porch. 1/1 window sash. (House moved to this location from a nearby site.) --- Contributing
- 127: 1889, Queen Anne two and one-half story five-bay stone, clapboard and shingle house. Hipped roof with cross gables. Polygonal tower on facade. Porte-cochere. 1/1 windows and Queen Anne sash. Glass-enclosed front porch. Large carriage house. --- Contributing
- 131: 1885, Vernacular Victorian two and one-half story two-bay frame house. Front- and side-gabled roof. 1/1 and Queen Anne window sash. Full-width front porch. --- Contributing
- 133: 1885, Vernacular Victorian two and one-half story three-bay frame house. Side-gabled roof. 2/2 window sash. Full-width front porch. --- Contributing
- 139: 1885, Vernacular Victorian two and one-half story three-bay frame house. Side-gabled roof with front cross gable. Full-width front porch. 2/2 windows. --- Contributing
- 141: 1887, Vernacular Victorian two and one-half story three-bay frame house, re clad with asbestos siding. Front- and side-gabled roof. 1/1 and 2/1 window sash. Front and side porches. --- Contributing
- 143: 1887, Vernacular Victorian two and one-half story two-bay frame and shingle house. Prominent gable over front L, with intersecting rear cross gable. Side porch. 1/1 and 2/1 sash. --- Significant





South side Woodland Road

- 100: c. 1888, Shingle Style two and one-half story four-bay stone, clapboard and shingle semi-detached house. Prominent front gable with intersecting side gable in roofline. 6/6 window sash. Dormer windows. Corner porch. --- Contributing
- 102: c. 1888, Shingle Style two and one-half story four-bay stone, clapboard and shingle semi-detached house. Prominent front gable with intersecting side gable in roofline. Various Queen Anne window sash. Dormer windows. Original corner porch extended forward with hipped roof. --- Contributing
- 104: c. 1888, Shingle Style two and one-half story four-bay stone, clapboard and shingle semi-detached house. Prominent front gable with intersecting side gable in roofline. Various Queen Anne window sash. Dormer windows. Fine Palladian window in second floor, east elevation. Corner porch. --- Significant
- 106: c. 1888, Shingle Style two and one-half story four-bay stone, clapboard and shingle semi-detached house. Prominent front gable with intersecting side gable in roofline. Various Queen Anne window sash. Dormer windows. Fine Palladian window in second floor, west elevation. Corner porch. --- Significant
- 108: c. 1887, Queen Anne two and one-half story three-bay frame house, reclad with asbestos siding. Front and side gables in roofline. 1/1 and Queen Anne window sash. Front and side porch. Dormer windows. --- Contributing



Woodland Road (continued)

- 114: c. 1887 Queen Anne two and one-half story three-bay clapboard and shingle house. Front- and side-gabled roof. 1/1 and Queen Anne window sash. Dormer windows. Front porch. -- Contributing
- 118: c. 1887 Queen Anne two and one-half story four-bay clapboard and shingle house. Front-and side-gabled roof. 1/1 window sash. Dormer windows. Front and side porch. Patterned stickwork in front gable. --- Contributing
- 122: c. 1889, Queen Anne two and one-half story three-bay clapboard and shingle house. Front and side gables in roofline. 1/1 window sash. Dormer windows. Enclosed second story porch. Front and side porch first floor, --- Contributing
- 126: c. 1890, Queen Anne two and one-half story four-bay clapboard and shingle house. Front-and side-gabled roof. 1/1 window sash. Dormer windows. Front and side porch. John Harlow, architect. --- Contributing
- 130: c. 1890, Queen Anne two and one-half story three-bay all-shingled house. Hipped roof with intersecting gables. 1/1 windows. Dormer windows. Front and side porch. Three-story polygonal tower capped with polygonal steeply pitched roof on north-east elevation and two-story polygonal tower capped with low polygonal roof pierced with dormer window on southwest elevation. Carriage house. John Harlow, architect. --- Contributing



South side Hilltop Lane

- 144: c. 1900, Vernacular Victorian two-story two-bay brick semi-detached house. Shallow hipped roof. 1/1 window sash. Full width front porch. --- Contributing
- 146: c. 1900, Vernacular Victorian two-story two-bay brick semi-detached house. Shallow hipped roof. 1/1 window sash. Full width front porch. --- Contributing
- 148: c. 1900 Vernacular Victorian two-story two-bay brick semi-detached house. Shallow hipped roof. 1/1 and 2/1 sash. Full-width front porch. --- Contributing
- 150: c. 1900 Vernacular Victorian two-story two-bay brick semi-detached house. Shallow hipped roof. 1/1 and 2/1 sash. Full-width front porch. --- Contributing
- 154: c. 1900, Vernacular Victorian two and one-half story three-bay frame house, now recad with asbestos siding. Side-gabled roof. 1/1 window sash. Full-width front porch. --- Contributing
- 158: c. 1888, Vernacular Victorian one and one-half story three-bay all-stucco house with one-story addition with shed aroof and attached two-bay wood garage. Gambrel roof over original one and one-half story structure. 1/1 window sash and modern four-light sash. --- Contributing
- 160: c. 1888, Vernacular Victorian two-story four-bay front-gabled house, now greatly altered with two shed-roofed extensions on east side. All clad with asbestos siding. Small entry porch with shed roof. 1/1 and Queen Anne sash. --- Contributing



North side Greenwood Avenue

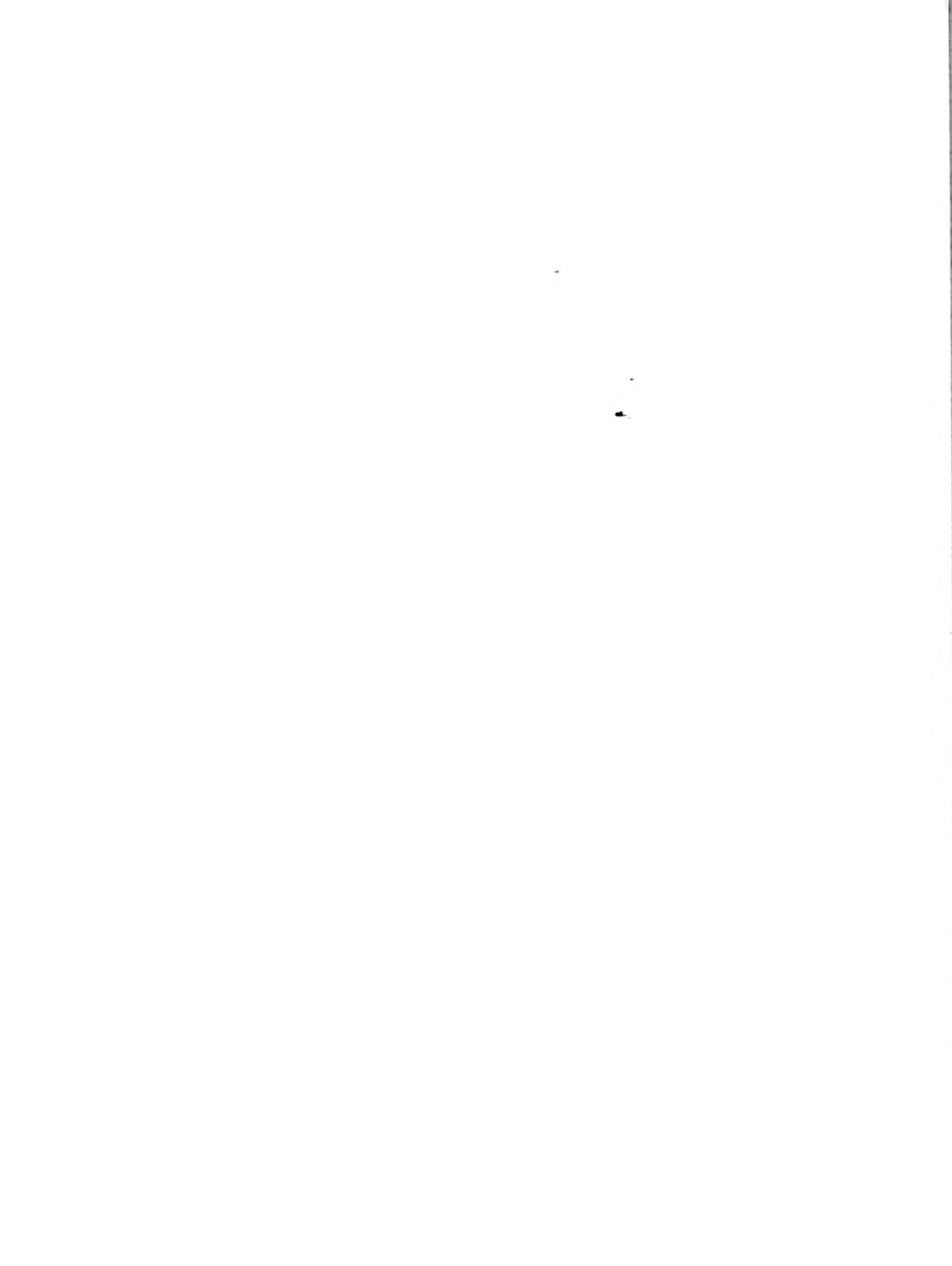
- 101-107: 1969, Mobil Service Station. One-story brick construction. Gable roof. --- Intrusion
- 111-113: c. 1895, Queen Anne two and one-half story, four-bay stone and frame store and residence, reclad with asbestos siding second floor. Front-facing gambrel roof. Store front windows first floor. Various multi-paned and 1/1 window sash. Palladian window second floor facade. J. Linden Heacock, architect. --- Significant
- 115-119: c. 1895, two-story, four-bay frame commercial building. Flat roof. Store front window first floor. 1/1 window sash second story. --- Contributing
- 125: c. 1945, Colonial Revival one and one-half story three-bay random stone house with gabled roof. Matching bay windows flanking center first floor entrance. Dormer windows set in facade wall and partially extending above eave level. c. 1960 modern addition attached on east elevation: L-shaped two-story structure enclosing a stairwell which provides entrance to a two-story stucco structure, approximately 60' x 80', built onto rear. --- Intrusion
- 135-147: 1979, office building complex of the ATD American Company. One- and two-story rehabilitation of former nineteenth-century livery stable, foundry and storehouse. Excellent example of adaptive use: original stone walls, steel beams, wood trusses and lumber used in rehabilitation. Awards received from the Montgomery Planning Commission in 1981 and Cheltenham Township in 1982. John Sudofsky, architect. --- Intrusion





Greenwood Avenue (continued)

- 149: c. 1900, two-story two-bay commercial building, re clad with board and batten siding. Gable roof. Store front windows first floor. --- Contributing
- 151: c. 1895, Second Empire symmetrical two and one-half story four-bay stone semi-detached house. Mansard roof with front cross-gable. Full-width porch, partially enclosed. 2/2 window sash. Dormer windows. --- Contributing
- 153: c. 1895, Second Empire symmetrical two and one-half story four-bay stone semi-detached house. Mansard roof with front cross-gable. Full-width porch, partially enclosed. 2/2 window sash. Dormer windows. --- Contributing
- 155: c. 1895, Second Empire symmetrical two and one-half story three-bay travertine stone house. Mansard roof. 1/1 and 2/2 window sash. Dormer windows. --- Significant
- 157: c. 1890. Queen Anne two and one-half story three-bay stone and frame house, with shingle detail. Gambrel roof. Full-width front porch. 1/1 window sash. Palladian window in attic level on facade. Dormer windows. --- Contributing
- 159: c. 1890 Queen Anne two and one-half story three-bay stone and frame house, re clad with asbestos siding. Intersecting gables in roof. Multi-paned Queen Anne window sas. Dormer windows. Front and side porch. -- Contributing
- 161: c. 1895 Vernacular Victorian symmetrical two and one-half story five-bay frame house. Side-gabled roof with internal large front cross gable. 1/1 window sash. Dormer windows. Full-width front porch. --- Contributing



Greenwood Avenue (continued)

- 203: c. 1890, Second Empire symmetrical two and one-half story two-bay frame semi-detached house. Mansard roof. 2/2 window sash. Dormer windows. Full-width front porch. --- Contributing
- 205: c. 1890, Second Empire symmetrical two and one-half story two-bay frame semi-detached house. Mansard roof. 2/2 window sash. Dormer windows. Full-width front porch. --- Contributing
- 207: c. 1898, Vernacular Victorian two and one-half story three-bay frame house, reclad with asbestos siding. Front- and side-gabled roof. 1/1 and multi-paned window sash. Front and side porch. --- Contributing
- 209: c. 1870, Vernacular Victorian symmetrical two and one-half story three-bay random stone house. Side-gabled roof. 1/1 and 2/1 window sash. Dormer windows. Full width front porch. --- Contributing
- 211: c. 1870, Vernacular Victorian symmetrical two and one-half story three-bay random stone house. Side-gabled roof with front cross gable. 1/1 and 2/1 window sash. Entry porch. --- Contributing

South side Greenwood Avenue

- 100: c. 1925 two-story Tudor Revival commercial building of stone, brick, stucco and half-timber construction. Shallow hipped roof with pent roof. Contains Wyncote Pharmacy and store space on first floor, office space on second. Store front windows first floor. Multi-paned window sash on second floor. Heacock and Hokanson, architects. --- Contributing



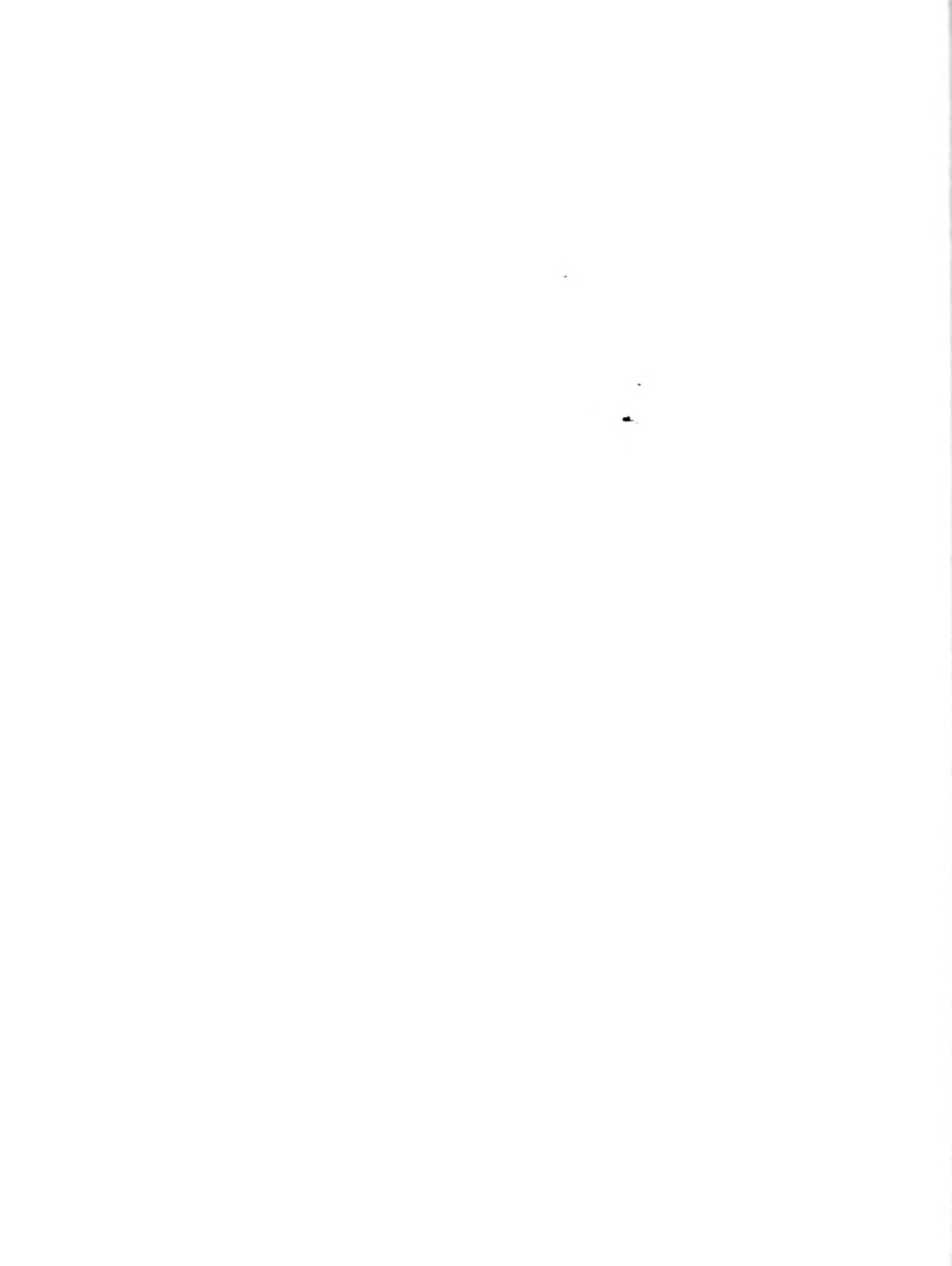
Greenwood Avenue (continued)

- 108: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Three-sided bay window supported on brackets second floor facade. Front and side corner porch. Dull & Peterson, architects. --- Contributing
- 110: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Three-sided bay window supported on brackets second floor facade. Front and side corner porch. Dull & Peterson, architects. --- Contributing
- 114: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front and side gambrel roof. Various Queen Anne double-hung and casement sash. Recessed balconette on front attic level. Front and side corner porch. Dull & Peterson, architects. --- Contributing
- 116: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front and side gambrel roof. Various Queen Anne double-hung and casement sash. Recessed balconette on front attic level. Original corner porch rebuilt and enlarged to provide office space. Dull & Peterson, architects. --- Contributing



Greenwood Avenue (continued)

- 120: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Three-sided bay window supported on brackets second floor facade. Front and side corner porch. Dull & Peterson, architects. --- Contributing
- 122: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Three-sided bay window supported on brackets second floor facade. Original corner porch enclosed with bow window facing street. Dull & Peterson, architects. --- Contributing
- 124: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front and side gambrel roof. Various Queen Anne double-hung and casement sash. Recessed balconette front attic level. Front and side corner porch. Dull & Peterson, architects. --- Contributing
- 126: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front and side gambrel roof. Various Queen Anne double-hung and casement sash. Recessed balconette front attic level. Original corner porch enclosed to provide professional office space. Dull & Peterson, architects. --- Contributing





Greenwood Avenue (continued)

- 128: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Three-sided bay window supported on brackets second floor level facade. Front and side corner porch. Dull & Peterson, architects. --- Contributing
- 130: c. 1910, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Three-sided bay window supported on brackets second floor level facade. Original corner porch rebuilt to provide professional office space. Dull & Peterson, architects. --- Contributing
- 146: c. 1892, Queen Anne symmetrical two and one-half story three-bay random stone house. Hipped roof with cross gables. Various window types including 1/1 and Queen Anne. Tall, narrow 36-light stairwell window on west elevation. Full-width front porch, glass enclosed. --- Contributing
- 148: c. 1892, Queen Anne two and one-half story three-bay stone and shingle house. Hipped roof with twin gables on facade. 1/1 window sash. Full-width front porch. --- Contributing
- 150: c. 1890, Queen Anne two and one-half story three-bay stone house. Hipped roof with intersecting gables. Various Queen Anne window sash. Recessed entry porch with front and side stone arches. --- Contributing



Greenwood Avenue (continued)

- 152: c. 1890, Queen Anne two and one-half story three-bay house. Present brick and asbestos siding surface not original. Prominent front-and-side-gabled roof. 1/1 window sash. --- Contributing
- 154: c. 1895, Queen Anne two and one-half story two-bay frame house. Intersecting gables on roof. Sharply peaked front gable with flared eaves on facade. 1/1 and Queen Anne window sash. Front and side porch. Polygonal one-story bay with matching roof east elevation. --- Contributing
- 156: c. 1890, Queen Anne two and one-half story three-bay stone and frame house, reclad with asbestos siding. Hipped roof with twin gables on facade. 1/1 window sash. Front and side porch. --- Contributing
- 206: c. 1905, Colonial Revival two and one-half story three-bay house. Random stone first floor, asbestos siding above. Pent roof between first and second floor elevations. Side-gabled roof. Multi-paned Colonial type window sash. --- Contributing
- 328: 1899, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Front and side corner porch, glass-enclosed. Heacock and Hokanson, architects. --- Contributing
- 330: 1899, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Front and side corner porch, now enclosed. Heacock and Hokanson, architects. --- Contributing



Greenwood Avenue (continued)

- 332: 1899, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Front and side corner porch. Heacock and Hokanson, architects. --- Contributing
- 334: 1899, Queen Anne two and one-half story two-bay stone, stucco and half-timber semi-detached house. Prominent front- and side-gabled roof. Various Queen Anne double-hung and casement sash. Front and side corner porch. Heacock and Hokanson, architects. --- Contributing
- 400: 1894 Wyncote Elementary School converted into office space. One and one-half story five-bay random stone construction. T-shaped, with prominent front-gabled wing facing street, with principal east/west block attached with gambrel roof. 4/4 and 2/2 single and paired window sash. Paired dormer windows. --- Contributing
- 406: c. 1900, Queen Anne two and one-half story two-bay stone and shingle semi-detached house. Side-gabled roof with intersecting side gambrel roof. 1/1 window sash. Front and side corner porch. Heacock and Hokanson, architects. --- Contributing
- 408: c. 1900, Queen Anne two and one-half story two-bay stone and shingle semi-detached house. Prominent front gable roof with intersecting side gambrel roof. Various 1/1 and multi-paned window sash. Full width front porch. Heacock and Hokanson, architects. --- Contributing



Greenwood Avenue (continued)

- 410: c. 1900, Queen Anne two and one-half story two-bay stone and shingle semi-detached house, reclad with asbestos siding second and attic levels. Hipped roof with intersecting side gambrel roof with hipped roof extended to form gable over central porch on facade. Various 1/1 and multi-paned window sash. Full-width front porch. Modern second and third floor addition with brick chimney on east elevation. Heacock and Hokanson, architects. --- Contributing
- 412: c. 1900, Queen Anne two and one-half story two-bay stone and shingle semi-detached house, reclad with asbestos siding second and attic levels. Hipped roof with intersecting side gambrel roof with hipped roof extended to form gable over central porch on facade. Various 1/1 and multi-paned window sash. Full-width front porch. Heacock and Hokanson, architects. --- Contributing
- 414: c. 1865, Italianate-styled three-story, three-bay stucco house, with stone quoins on facade corners. Shallow hipped roof with wide bracketed overhang. 1/1 sash. Full-width front porch. Two-story bay west elevation. --- Contributing

North Side Cliff Terrace

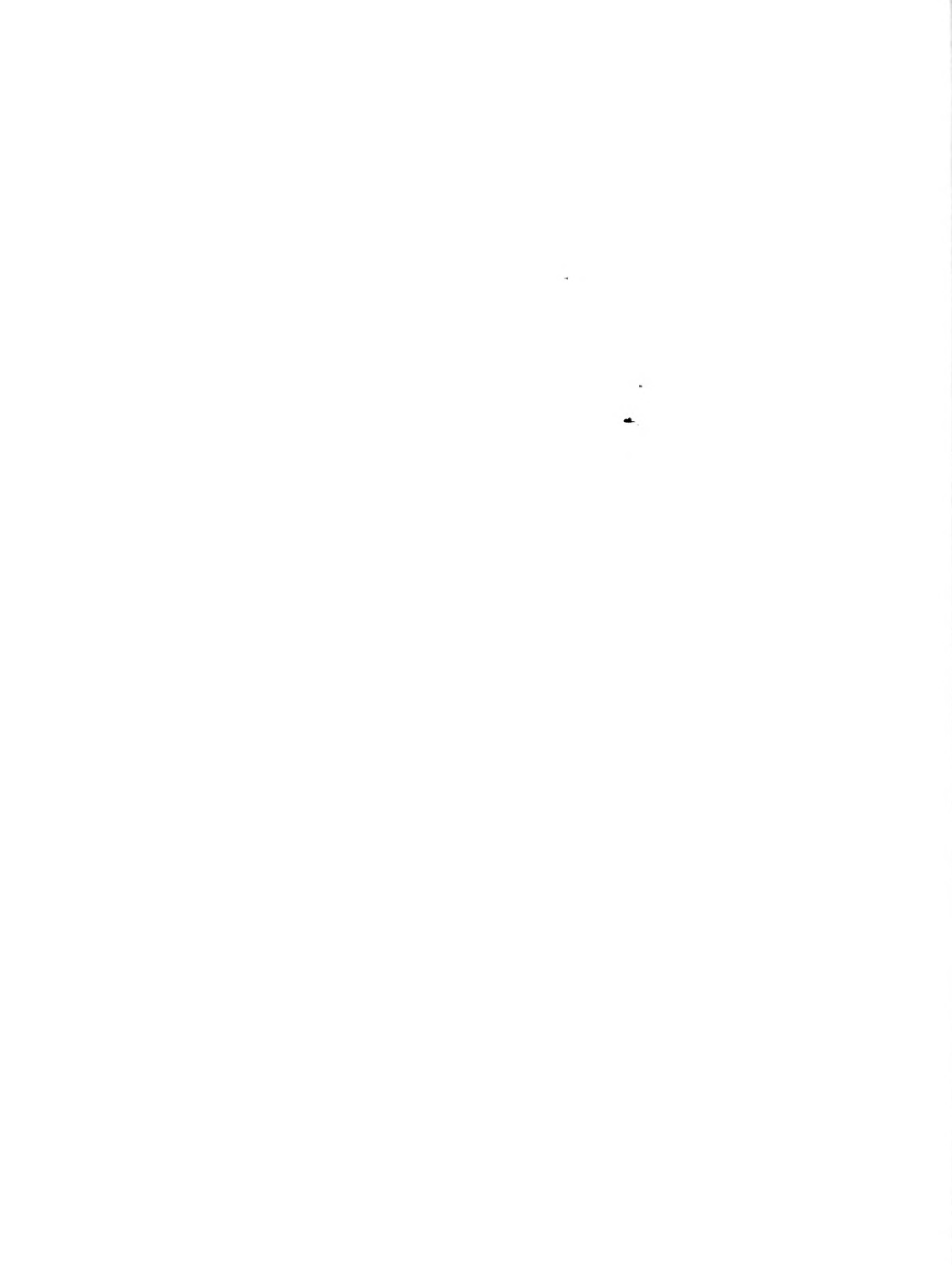
- 101: c. 1899, Queen Anne one and one-half story two-bay stone, stucco and frame half-timber semi-detached house. Front-gabled roof. Various 1/1 and multi-paned window sash. Palladian-type window first floor facade. Two-sided bay window on bracket second floor. Various dormer windows. Two-story projection east elevation. Recessed corner porch. --- Contributing





Cliff Terrace (continued)

- 103: c. 1899, Queen Anne one and one-half story two-bay stone, stucco and frame half-timber semi-detached house. Front-gabled roof. Various 1/1 and multi-paned window sash. Three-sided bay window second floor facade. Various dormer windows. Two-story projection west elevation. Original corner porch enclosed. --- Contributing
- 105: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Prominent gambrel roof. Various multi-paned window sash. Palladian-type window first floor facade. Three-sided bay window second floor. Various dormer windows. Recessed corner porch. --- Contributing
- 107: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Prominent gambrel roof. Various multi-paned window sash. Palladian-type window first floor facade. Various dormer windows. Partially enclosed corner porch. --- Contributing
- 109: c. 1899, Queen Anne one and one-half story two-bay stone and asbestos shingle semi-detached house. Prominent gambrel roof with intersecting side gables. Various Queen Anne window sash and dormer windows. Original recessed porch extended forward. --- Contributing
- 111: c. 1899, Queen Anne one and one-half story two-bay stone and asbestos shingle semi-detached house. Prominent gambrel roof with intersecting side gables. Various Queen Anne window sash and dormer windows. Original recessed porch extended forward. --- Contributing



South side Cliff Terrace

- 100: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Prominent gambrel roof with intersecting side gables. 1/1 and Queen Anne window sash. Palladian-type window first floor facade. Paired Gothic-headed windows in attic level. Dormer windows. Enclosed recessed corner porch. --- Contributing
- 102: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Prominent gambrel roof with intersecting side gables. 1/1 and Queen Anne window sash. Palladian-type window first floor facade. Paired Gothic-headed windows in attic level. Dormer windows. Open recessed corner porch. --- Contributing
- 104: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Front-gabled roof with intersecting side gables. Various Queen Anne window sash. Dormer windows. Open recessed corner porch. --- Contributing
- 106: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Front-gabled roof with intersecting side gables. Various Queen Anne window sash. Dormer windows. Open recessed corner porch. --- Contributing
- 108: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Front and side gambrel roof. 1/1 and Queen Anne window sash. Palladian type window first floor facade. Dormer windows. Open recessed corner porch. --- Contributing
- 110: c. 1899, Queen Anne one and one-half story two-bay stone and shingle semi-detached house. Front and side gambrel roof. 1/1 and Queen Anne window sash. Palladian type window first floor facade. Dormer windows. Original corner porch extended forward with gabled roof. --- Contributing

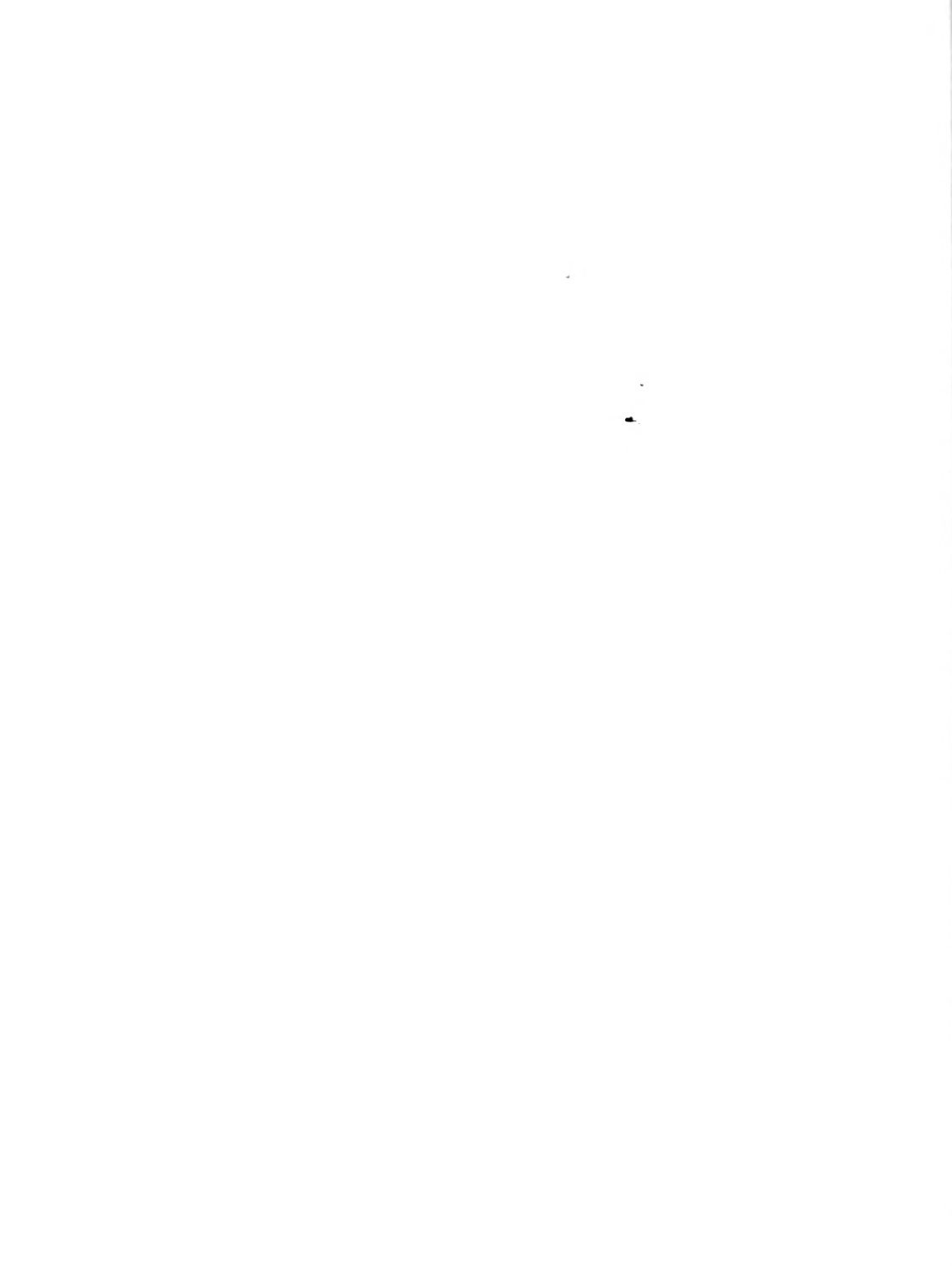


East Glenside Avenue

- 38: c. 1950 large warehouse building, approximately 100' x 140'. One-story, random stone with gambrel roof of corrugated iron. Multi-paned window sash. --- Intrusion
- c. 1950 three-bay stone garage, approximately 30' x 60'. --- Intrusion
- 1920s one-story office building, approximately 20' x 30', stucco exterior, hipped roof, multi-paned window sash. --- Contributing

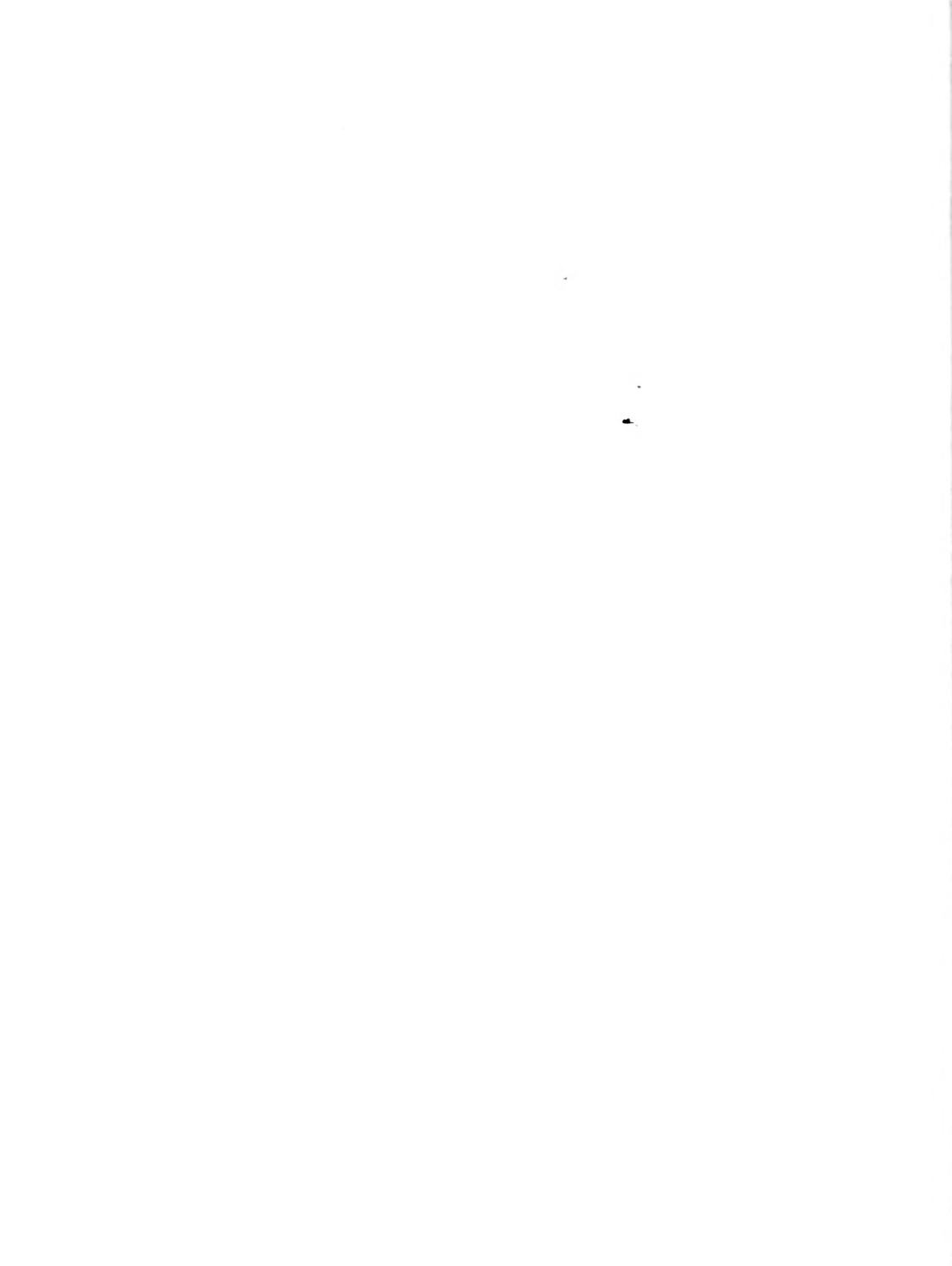
North side Webster Avenue

- 103: c. 1890, Shingle Style two and one-half story seven-bay stone house with stucco exterior. Prominent center gable roof with intersecting side gables. 1/1 windows. Dormer windows. Circular three-story tower on southeast elevation. Rectangular front porch on first floor southeast. Carriage house. --- Contributing
- 105: c. 1895, Queen Anne two and one-half story three-bay stone and shingle house, now re-clad with asbestos shingles. Front gambrel roof with intersecting side gables. 1/1 and various multi-paned window sash. Palladian window in front gambrel. Dormer windows. Full-width front porch. --- Contributing
- 107: 1958, Colonial-style one and one-half story three-bay stone and brick house. Side-gabled roof. Multi-paned Colonial type windows with broad attic dormer window. --- Intrusion



Webster Avenue (continued)

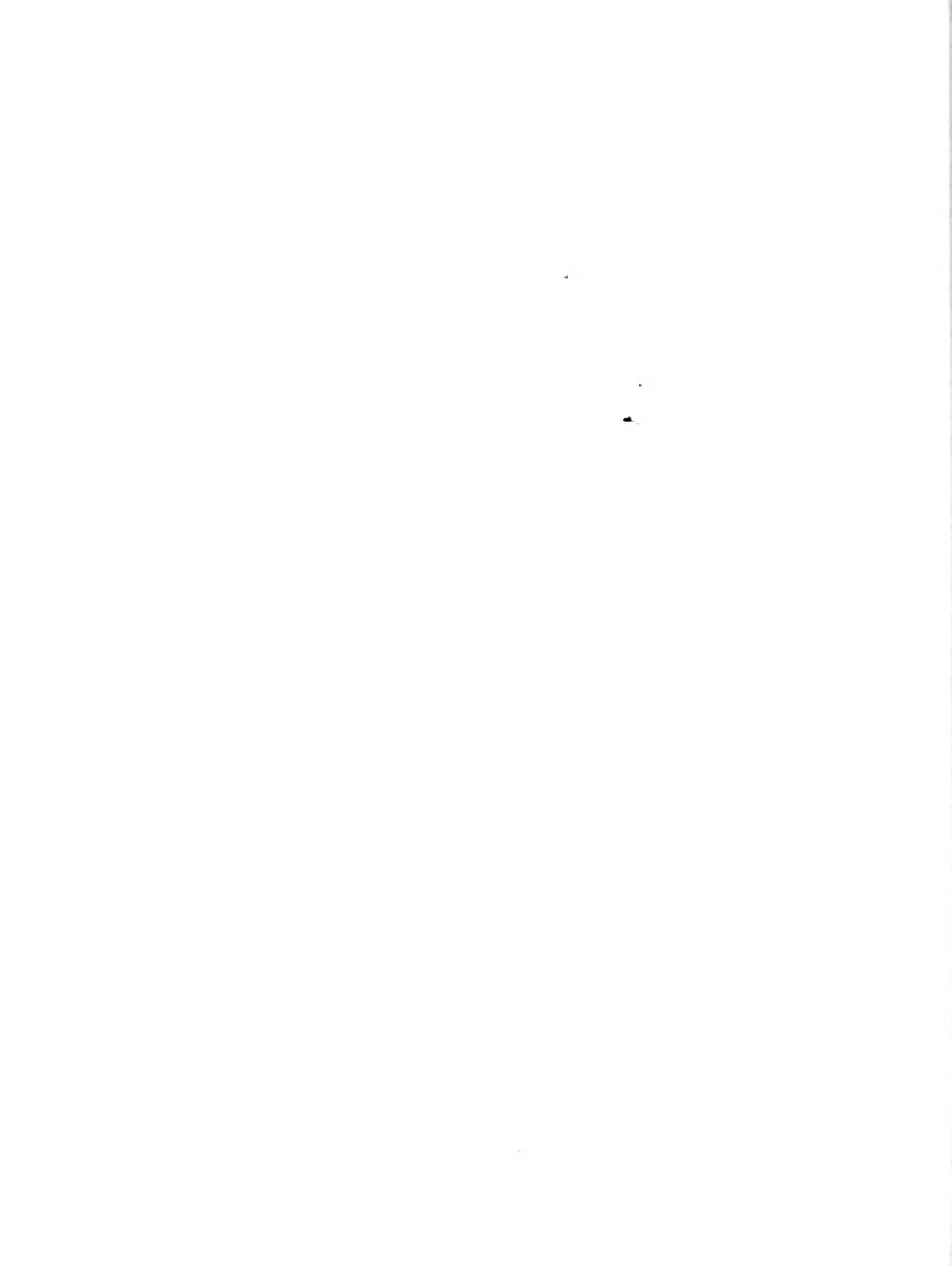
- 109: c. 1890, Queen Anne two and one-half story three-bay frame house, reclad with asbestos shingles. Side-gabled roof with intersecting gables. 1/1 sash with dormer windows. Full-width front porch. Carriage house. --- Contributing
- 115: 1923, Colonial Revival two and one-half story five-bay stucco and shingle house. Side-gabled roof. Multi-paned Colonial type window sash. Open porch on southwest elevation. --- Contributing
- 119: 1965, Ranch-style one-story three-bay brick house with large terrace deck over underground garage. Intersecting gable roofs. Multi-paned Colonial-type window sash. --- Intrusion
- 123: 1958, Ranch-style one-story four-bay stone and frame house. Gable roof. Multi-paned Colonial type window sash. --- Intrusion
- 127: c. 1889, Queen Anne two and one-half story two-bay stone, frame and shingle house. Sharply pitched front gable roof with intersecting side gables. 1/1 and various Queen Anne window sash. Dormer windows. Front and side porch with ornate spindle-work. Porte cochere on west elevation. Carriage house. --- Contributing
- 131: c. 1892, Queen Anne two and one-half story four-bay stone, clapboard and shingle house. Intersecting gable roofs. 1/1 windows. Dormer windows. Two-story polygonal tower southwest elevation. --- Contributing
- 135: c. 1895, Queen Anne two and one-half story two-bay stone and shingle house. Steeply pitched intersecting gable roofs. 1/1 and various Queen Anne window sash. Some windows with diamond-shaped panes in upper sash. Front and side porch. J. Linden Heacock, architect. --- Significant





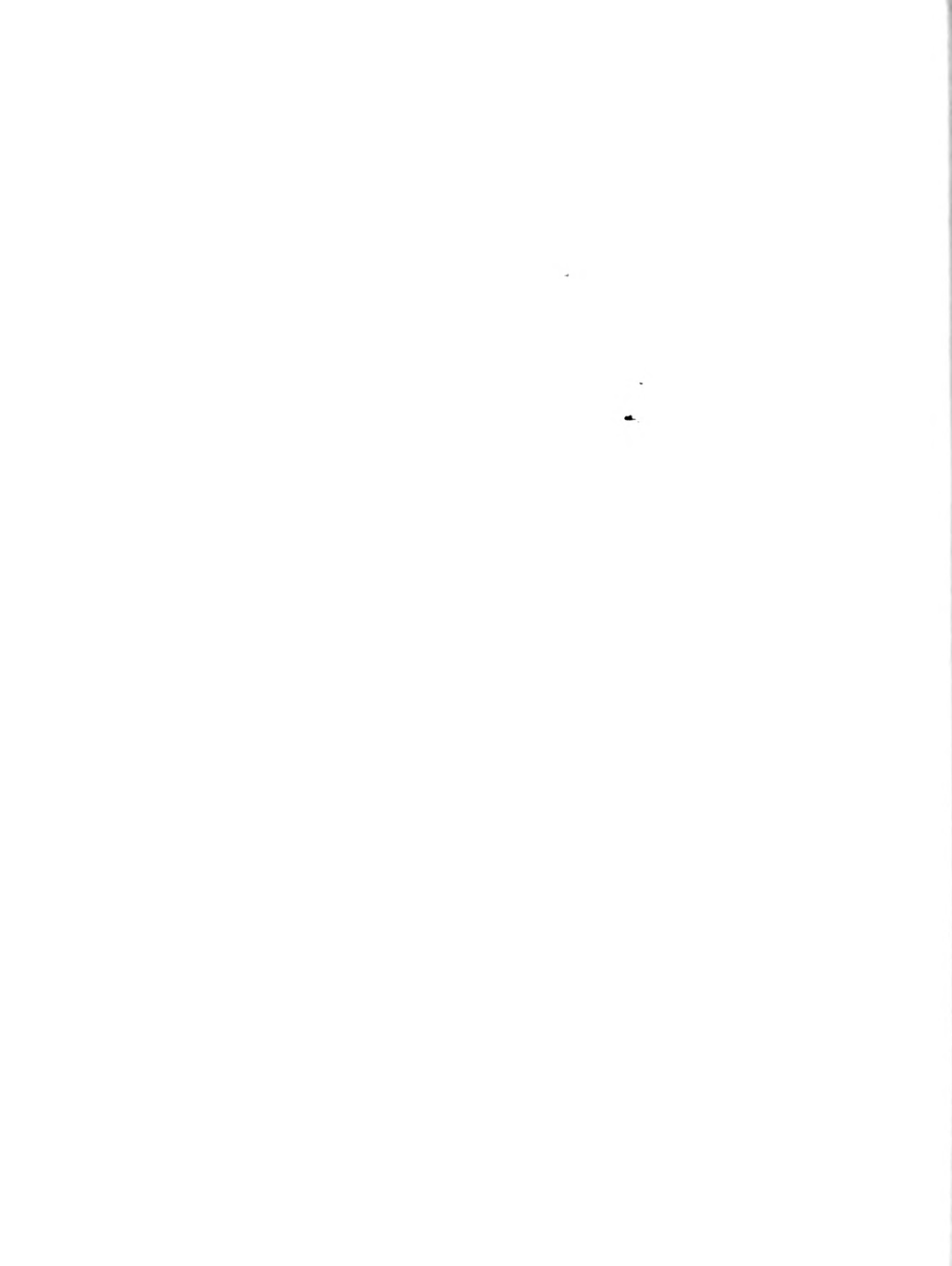
South side Webster Avenue

- 100: 1923, Colonial Revival symmetrical two-story three-bay frame house. Side gambrel roof with gabled roof overhead. Multi-paned Colonial type window sash. Open porch east elevation. --- Contributing
- 102: 1925, Colonial Revival symmetrical two-story three-bay frame house. Side gambrel roof with gabled roof overhead. Multi-paned Colonial type window sash. Open porch east elevation. --- Contributing
- 108: 1925, Colonial Revival symmetrical two and one-half story two-bay clapboard and shingle house. Hipped roof. Multi-paned Colonial type window sash. Dormer windows. Full-width front porch. --- Contributing
- 110: c. 1905, Queen Anne two and one-half story three-bay stone and shingle semi-detached house. Hipped roof with intersecting front gable. Various multi-paned Queen Anne window sash. Dormer windows. Front and side porch. --- Contributing
- 112: c. 1905, Queen Anne two and one-half story three-bay stone and shingle semi-detached house. Hipped roof with intersecting front gable. Various multi-paned Queen Anne window sash. Dormer windows. Front and side porch. --- Contributing
- 114: c. 1895, Queen Anne two and one-half story three-bay stone, stucco, shingle and half-timber semi-detached house. Hipped roof with intersecting side gables. Various Queen Anne window sash. Dormer windows. Front and side porch. --- Contributing



Webster Avenue (continued)

- 116: c. 1895, Queen Anne two and one-half story three-bay stone, stucco, shingle and half-timber semi-detached house. Hipped roof with intersecting side gables. Various Queen Anne window sash. Dormer windows. Front and side porch. --- Contributing
- 118: c. 1890, Queen Anne two and one-half story two-bay stucco and shingle semi-detached house. Front and side gambrel roofs. 1/1 windows. Dormer windows. Open porch east elevation. --- Contributing
- 120: c. 1890, Queen Anne two and one-half story three-bay stucco and shingle house. Front and side gambrel roofs. 1/1 windows. Dormer windows. Open porch west elevation. --- Contributing
- 122: c. 1893, Queen Anne two and one-half story two-bay stone and frame house, reclad with asbestos siding. Sharply pitched front gable with intersecting side gables. 1/1 and Queen Anne window sash. --- Contributing
- 124: c. 1900, Colonial Revival symmetrical two and one-half story two-bay stone and frame house, reclad with asbestos siding. Front gabled roof with intersecting side gables. 1/1 and Queen Anne window sash. Dormer windows. Full-width front porch. --- Contributing
- 126: c. 1890, Queen Anne two and one-half story two-bay stone and frame house. Front gabled roof with intersecting side gable. 1/1 windows. Front and side porch. J. Lincoln Heacock, architect. --- Contributing



Webster Avenue (continued)

- 128: c. 1900, Queen Anne two and one-half story two-bay stuccoed house. Gambrel roof. 1/1 and Queen Anne window sash. Full-width front porch. Two-story polygonal tower partially recessed in east end of facade. --- Contributing
- 130: c. 1900, Queen Anne two and one-half story four-bay stone and frame house, reclad with asbestos shingles. Intersecting gable roofs. Various types Queen Anne window sash. Dormer windows. Front and side porch. --- Contributing
- 132: c. 1910, Tudor Revival two and one-half story five-bay brick, stucco and half-timber house. Intersecting gable roofs. Various types of Queen Anne window sash. Dormer windows. Full-width front porch. Carriage house. --- Contributing

East side Fernbrook Avenue

- 136: 1926, Late Queen Anne two and one-half story two-bay semi-detached house, with all-stucco exterior. Front gabled roof with intersecting side gable. Queen Anne-type multi-paned windows. Dormer windows. Front and side corner porch. --- Contributing
- 138: 1926, Late Queen Anne two and one-half story two-bay semi-detached house, with all-stucco exterior. Front gabled roof with intersecting side gable. Queen Anne-type multi-paned windows. Dormer windows. Front and side corner porch. --- Contributing



Fernbrook Avenue (continued)

- 142: 1894, Queen Anne two and one-half story three-bay frame and shingle house, now re clad with asbestos siding. Two-story polygonal tower southwest elevation. Enclosed full-width front porch. Carport north elevation. Steeply pitched side-gabled roof. 4/1 windows. Dormer windows. Large carriage house. Angus S. Wade, architect. --- Contributing
- 146: 1894, Queen Anne two and one-half story three-bay frame, stucco and half-timber house. Side-gabled roof with front intersecting gable. Multi-paned Queen Anne window sash, with paired Gothic-headed windows in front top gable. Dormer windows. Front and side corner porch. Angus S. Wade, architect. Illustrated in Scientific American, Vol. 17, No. 2, February 1894, pp. 19, 26.--- Contributing
- 150: 1894, Queen Anne two and one-half story three-bay frame and shingle house. Hipped roof with intersecting hipped roof over front second-story projection. Multi-paned Queen Anne window sash. Dormer windows. Front and side entry porch. Angus S. Wade, architect. Illustrated in Scientific American, Vol. 17, No. 3, March 1894, pp. 35, 43.--- Contributing
- 160: c. 1890, Queen Anne two and one-half story four-bay stone, frame and shingle house. Hipped roof with various intersecting gabled roofs. Polygonal tower on front northwest elevation. Broad stone tower on southeast elevation. 1/1 windows. Dormer windows. Front and side porches with ornamental woodwork. --- Contributing





Fernbrook Avenue (continued)

- 162: c. 1887, Queen Anne two and one-half story three-bay stone, shingle and stucco house. Intersecting gabled roofs with prominent attic front gable. Detailing suggests Swiss Chalet influences. 1/1 windows, with bank of windows in front gable supported on curved brackets. Dormer windows. Front and side porch. Thomas F. Miller, architect. --- Significant
- 166: 1888, Queen Anne two and one-half story three-bay frame house, now re clad with asbestos siding. Front-gabled roof with intersecting side gables. 1/1 windows. Paired windows in gables. Dormer windows. Three-story square tower with hipped roof on northeast elevation. Front and side porch with pediment over entry. Boyhood home of poet Ezra Pound. --- Contributing
- 168: 1896, Queen Anne/Shingle Style two and one-half story three-bay stone, frame and half-timber house, now re clad with asbestos siding. Prominent front-facing gambrel roof with intersecting side gables. 1/1 and multi-paned window sash. Dormer windows. Broad tower on front facade at second floor level encircled by a first floor porch with hipped roof. 1/1, multi-paned Queen Anne window sash in square-and round-headed frames. Dormer windows. Horace Trumbauer, architect. --- Contributing
- 170: 1888, Queen Anne two and one-half story three-bay stone and frame house, now re clad with asbestos shingles. Hipped roof with intersecting hipped and gabled roofs. 1/1 and Queen Anne windows. Dormer windows. Polygonal two-story bay northeast elevation. Front and side porch. L.W. Thorne, architect. Illustrated in Builder, Decorator and Woodworker, Vol. VI, No. 3, May 1888. --- Contributing



Fernbrook Avenue (continued)

- 172: c. 1888, Queen Anne two and one-half story three-bay stone and shingle house. Hipped roof with front attic gable with intersecting smaller gable. 1/1 windows. Dormer windows. Bay projections east and west elevations. Centered front porch with hipped roof supported on square stone piers. William E. Dobbins, architect. --- Contributing
- 174: c. 1888, Queen Anne two and one-half story two-bay stone, frame and shingle semi-detached house. (See 221 Maple Avenue) Side gabled roof over north elevation projection. Multi-paned Queen Anne window sash. Dormer windows. William E. Dobbins, architect. --- Contributing

West side Fernbrook Avenue

- 139: 1956, Ranch-style one and one-half story three-bay stone house with gable roof. Multi-paned window sash. Recessed porch. --- Intrusion
- 143: 1956, Ranch-style one and one-half story three-bay stone house with gable roof. Multi-paned window sash. Recessed porch. --- Intrusion
- 147: c. 1886, Queen Anne two and one-half story two-bay semi-detached house. Hipped roof with intersecting hipped roofs over side projection. 1/1 and 2/1 window sash. Prominent dormer windows. Front and side porch, with ornamental woodwork. --- Contributing



Fernbrook Avenue (continued)

- 149: c. 1886, Queen Anne two and one-half story two-bay semi-detached house. Hipped roof with intersecting hipped roofs over side projection. 1/1 and 2/1 window sash. Prominent dormer windows. Front and side porch, with ornamental woodwork. --- Contributing
- 157: 1894, Queen Anne two and one-half story stone, frame and shingle house. Hipped roof with intersecting hipped and gabled roofs. 1/1 windows. Dormer windows. Polygonal tower southeast elevation. Front and side porches with ornamental woodwork. Angus S. Wade, architect. --- Significant
- 169: c. 1895, Queen Anne two and one-half story three-bay stone and frame house. Hipped roof with intersecting hipped and gabled roofs. 1/1 windows. Dormer windows. Front and side porch. --- Contributing
- 173: c. 1891, Queen Anne two and one-half story four-bay stone and clapboard house. Hipped roof with intersecting side gables. 1/1 windows. Dormer windows. Front and side porch. --- Contributing
- 205: 1923, Colonial Revival two and one-half story three-bay frame house, now re-clad with asbestos siding. Gambrel roof with gabled roof overhead. 6/6 Colonial type window sash. Pent roof between first and second stories. --- Contributing
- 209: c. 1890, Queen Anne two and one-half story four-bay stone house. Steeply pitched hipped roof with intersecting corner gables. 1/1 window sash. Projecting two-story bay on southeast elevation. --- Contributing



Fernbrook Avenue (continued)

- 213: 1894, Calvary Presbyterian Church Fellowship Hall. Symmetrical two-story rectangular building. Hipped roof. Originally stone on first floor with shingles above, now all-stucco. Large multi-paned window sash. Frank Miles Day and Frank E. Mead, architects. --- Contributing

East side Maple Avenue

- 221: c. 1888, Queen Anne two and one-half story four-bay stone semi-detached house. Gabled roof with intersecting gables. 1/1 and Queen Anne window sash. Dormer windows. Entry porch. William E. Dobbins, architect. (East half listed as 174 Fernbrook Avenue.) --- Contributing
- 305: 1894, Queen Anne two and one-half story three-bay stone, frame and shingle house. Hipped roof with intersecting gables, with prominent steeply pitched gambrel roof on facade. 1/1 window sash. Dormer windows. Entrance porch with prominent stone arch. Open porch with ornamental woodwork south elevation. Burke & Dolhenty, architects. Illustrated in Scientific American, Vol. 17, No. 2, February 1894, p. 30.) --- Contributing
- 309: 1890, Queen Anne two and one-half story three-bay stone and shingle house. Hipped roof with intersecting gables. 1/1 windows. Dormer windows. Full-width front porch. A.C. Child, architect. --- Contributing





Maple Avenue (continued)

- 313: c. 1895, Queen Anne two and one-half story three-bay stone, clapboard and shingle house. Hipped roof with intersecting gables. 1/1 windows. Dormer windows. Front and side porch. Porte-cochere north elevation. Large carriage house. --- Contributing
- 315: c. 1895, Queen Anne two and one-half story three-bay stone, clapboard and shingle house. Hipped roof with intersecting gables. 1/1 windows. Dormer windows. Front and side porch. --- Contributing

West side Maple Avenue

- 300: c. 1920, Colonial Revival symmetrical two and one-half story three-bay stone house. Side-gabled roof. 6/1 window sash. Dormer windows. Center entry porch. --- Contributing
- 308: c. 1886, Second Empire two and one-half story three-bay brownstone house. Convex mansard roof. 1/1 and multi-paned window sash. Paired windows with gable roofs in attic level. Porch encircling house on all four sides. Prominent two-story stone tower southwest elevation with domed roof. Large carriage house. --- Contributing



East side Bent Road

Corner Bent and  
Greenwood:

1896, All Hallows Episcopal Church. English Gothic style, one-story random stone, approximately 95' x 40'. Front-gabled roof with intersecting hipped roofs over north and south transepts. Stained glass Gothic windows, including two Tiffany windows. West portal with gabled roof and wood supporting members. Furness and Evans, architects. --- Significant

c. 1926, Episcopal Cloister, approximately 28' x 12', connecting church to parish house. Unglazed gothic windows, with arched openings adjacent to parish house for vehicular traffic. --- Significant

1926, Episcopal Parish House, Tudor-style two and one-half story five-bay random stone, brick and half-timber structure, approximately 90' x 60', with side-gabled roof with intersecting cross gables. Various Gothic and casement window sash. Two-story entrance bay on facade. Prominent patterned brick chimney. Frank R. Watson, architect. --- Significant

270:

1909, Rectory, Tudor-style two and one-half story four-bay stone, stucco and half-timber structure. Gabled roof with cross gables. 1/1 windows. Dormer windows. Front porch. Thomas, Churchman and Molitor, architects. --- Significant

Corner Bent and  
Kent Roads:

1898, Calvary Presbyterian Church, English Gothic style, one-story stone structure. Main gabled roof with intersecting hipped roofs. Prominent square tower west elevation with one-story portal with gabled roof and decorated bargeboards, with supporting wood members. Dull and Peterson, architects. --- Significant



Bent Road (continued)

- 300: 1892, Queen Anne two and one-half story three-bay stucco house. Hipped roof with intersecting gables. Dormer windows and 1/1 window sash. Round second-story tower northwest elevation. Front and side porch with pedimented extension on northwest corner. --- Contributing
- 304: c. 1892, Queen Anne one and one-half story three-bay clapboard and shingle house. Side gambrel roof, with intersecting gambrel roof in rear. 1/1 and multi-paned Queen Anne window sash. Partial-width front porch. Enclosed porch southwest elevation. Dormer windows. Angus S. Wade, architect. Additions and alterations, Addison Hutton, architect.
- 308: c. 1896 Queen Anne two and one-half story six-bay stone, stucco and half-timber house. Side-gabled roof with intersecting gables. Various multi-paned windows. Dormer windows. Carriage house. Alterations and additions by William L. Price, 1902. --- Contributing
- 312: c. 1906, Colonial Revival two and one-half story three-bay stone house. Hipped roof. Prominent modillioned cornice under hipped roof. Full-width front porch in classical manner. Balustrade on crest of roof. Multi-paned window sash, with prominent Palladian window in attic level. Dormer windows. --- Contributing
- 318: 1914, Colonial Revival two and one-half story three-bay stone house. Hipped roof. 1/1 windows in single, paired and triple arrangements. Prominent U-shaped entry porch in classical manner. One-story enclosed porch southeast elevation. Carriage house. Mantle Fielding, Jr., architect. --- Significant



Bent Road (continued)

Southeast corner  
Bent and Church:

1923, Tudor-style two and one-half story five-bay brick and stucco rectangularly-shaped house. Side-gabled roof. Projecting two-story bay with intersecting gabled roof on facade. Multi-paned casement windows. Enclosed one-story porch with balcony overhead south elevation. Built-in garage, north elevation. DeArmond, Ashmead and Bickley, architects. --- Contributing

West side Bent Road

301-305:

1892, Queen Anne two and one-half story five-bay stone, clapboard and shingle house. Steeply pitched roof over central block, with intersecting gabled roofs. Broad round two-story stone tower northeast elevation. Large U-shaped porch. Various 1/1 and multi-paned window sash, in square-headed and pointed arched openings. Carriage house. Horace Trumbauer, architect. --- Significant

309:

1898, Queen Anne two and one-half story four-bay stone and stucco house. Intersecting gable roofs. Various multi-paned sash and 1/1 windows. Dormer windows. Porch on front and two sides. J. Linden Heacock, architect. --- Contributing

313:

1894, Queen Anne two and one-half story six-bay stone, clapboard and shingle house. Large front gambrel roof with intersecting gambrel roofs. 1/1, multi-paned and diamond-shaped window sash. Dormer windows. Entry porch. First and second floor porches north elevation. Enclosed porch southwest elevation. Carriage house. Edward C. Kent, architect. --- Contributing





Bent Road (continued)

- 319: 1909, colonial Revival two and one-half story five-bay stone and stucco house with pent roof between first and second floor levels. Side-gabled roof with twin gables piercing roofline on facade. Various multi-paned window sash. Dormer windows. --- Contributing
- 323: 1892, Queen Anne two and one-half story four-bay stone and clapboard house, now reclad with asbestos siding. Side-gabled roof with intersecting gables. Prominent two and one-half story round tower southeast elevation with acorn-shaped roof. Porch on front and two sides. 1/1 windows. Dormer windows. Angus S. Wade, architect. --- Contributing
- 325: 1892, Carriage house at rear of 323 Bent Road. One and one-half story frame building, with side-gabled roof. Multi-paned window sash. Dormer windows. --- Contributing
- 333: 1907, Colonial Revival two and one-half story five-bay stone house. Side-gabled roof. Hipped roof over central entry porch extending over three bays on facade. Multi-paned window sash. Dormer windows. One-story open porch southeast elevation. --- Contributing
- 335: 1907, carriage house at rear of 333 Bent Road. One and one-half story stone and frame building. Various modern and multi-paned window sash. --- Contributing
- 337: 1892, carriage house at rear of 343 Bent Road. Two and one-half story three-bay stucco house. Intersecting gabled roofs. Multi-paned window sash. Open porch south elevation. --- Contributing



Bent Road (continued)

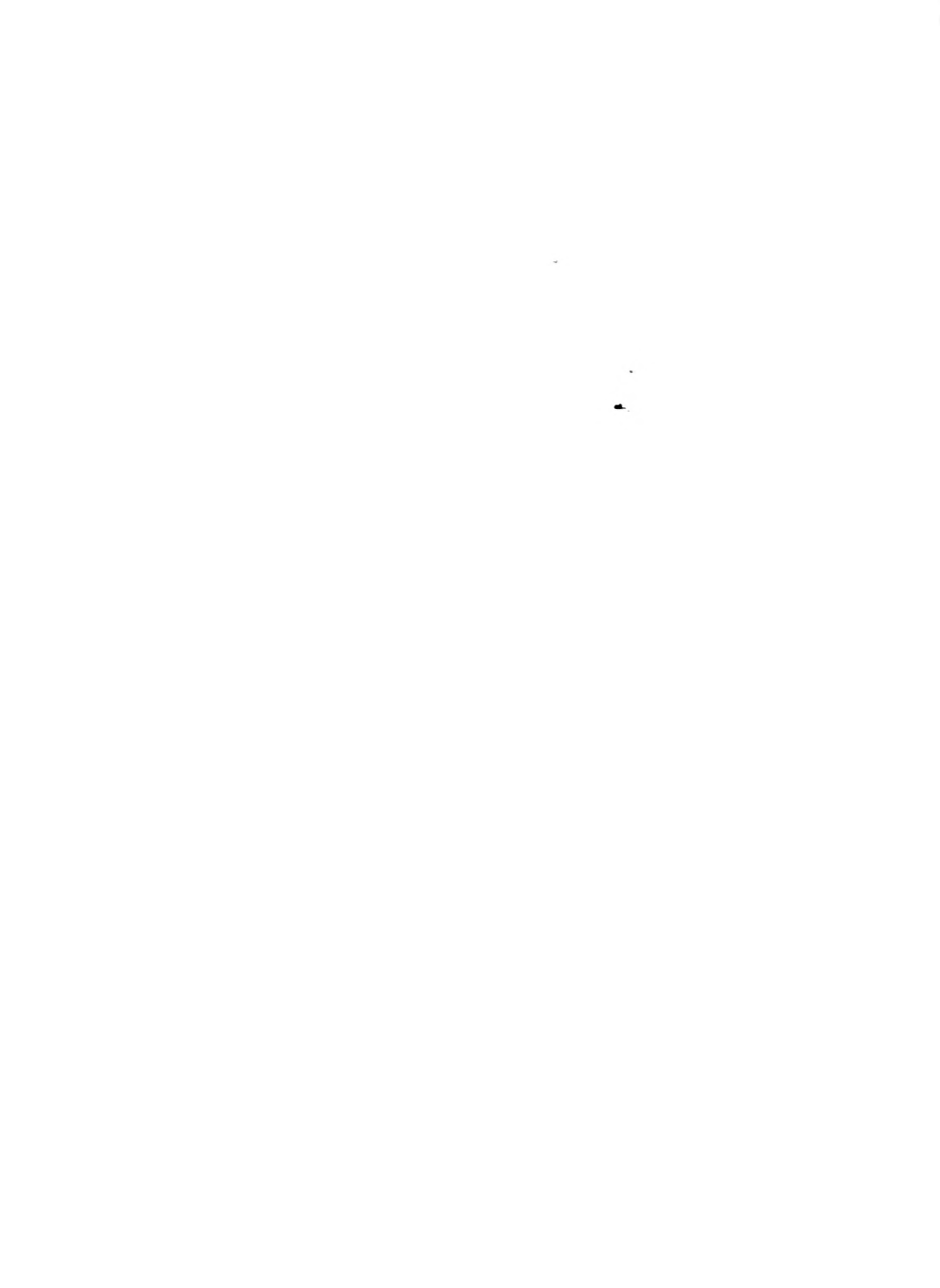
- 343: 1892, Queen Anne two and one-half story four-bay stone, clapboard and shingle house. Hipped roof with variety of intersecting gables. Various window sash, including Queen Anne, Gothic and modern types. Enclosed porch northeast elevation with stepped gable stone entrance. Horace Trumbauer, architect. --- Contributing
- 353: c. 1904, Colonial Revival two and one-half story stone house. Side-gabled roof, one and one-half story wing northeast elevation. Multi-paned window sash. Dormer windows. First and second floor porches southwest elevation. Central entrance porch. --- Contributing

East side Church Road

- 1221: 1911, Tudor-style two and one-half story three-bay stone, stucco and half timber house. Side-gabled tile roof. Multi-paned window sash. Dormer windows. Two-story wing north elevation with gabled roof. One-story wing south elevation with gabled roof. Center entry porch with paired wood supporting members. Carriage house. Herman Louis Duhring, Jr., architect. --- Contributing

East side Accotac Road

- 406: c. 1896, Tudor-style two and one-half story three-bay stone, stucco and half-timber house. Intersecting gable roofs. 1/1 and multi-paned double-hung and casement sash. Two-story polygonal tower northwest elevation. One-story stuccoed modern addition west elevation. Carriage house. --- Contributing



Accomac Road (continued)

Rear 406: c. 1900, carriage house on H.H. Lippincott estate, modernized. --- Contributing

410: c. 1896, Queen Anne two and one-half story three-bay stone house. Hipped roof with intersecting hipped and gabled roofs. 1/1 and Queen Anne type windows. Dormer windows. Prominent two-story bay on facade with open balcony in attic level. Second floor porch on facade. First floor porch on front and side. Carriage house. --- Contributing

Southeast  
corner Accomac  
and Chuch Roads:

1892, Queen Anne two and one-half story eight-bay stone, frame and shingle house. Hipped roof with intersecting roofs. Various window types, including 1/1, multi-paned and stained glass windows. Round tower with conical roof southwest elevation. Porte-cochere with hipped roof, supported by twin columns resting on stone piers. Horace Trumbauer, architect. --- Significant

West side Accomac Road

322: 1892, Queen Anne two-story four-bay stone house. Remodelled in Gothic manner after fire in the 1970s. Now with castellated parapet surrounding flat roof. Round tower southeast elevation. One-story entrance pavillion with arched entrance and castellated roof. Various 1/1, multi-paned and Gothic-headed windows. Horace Trumbauer, architect. --- Contributing



Accomac Road (continued)

- 8100: c. 1897, Queen Anne two and one-half story four-bay stone house, now re clad with stucco and half-timber. Gabled roof with intersecting gables. Prominent tower with conical roof southeast elevation. 1/1 window sash. Dormer windows. Circular porch on front and side. Carriage house. --- Contributing

East side Greenwood Place

- 1: c. 1902, Queen Anne two and one-half story two-bay shingled semi-detached house. Mansard roof. 1/1 windows. Dormer windows. Front corner porch. --- Contributing.
- 2: c. 1902, Queen Anne two and one-half story two-bay shingled semi-detached house. Mansard roof. 1/1 windows. Dormer windows. Front corner porch. --- Contributing.
- 3: c. 1902, Queen Anne two and one-half story two-bay clapboard and shingle semi-detached house. Front gambrel roof. 1/1 windows. Dormer windows. Front and side corner porch with pedimented gable. --- Contributing.
- 4: c. 1902, Queen Anne two and one-half story two-bay clapboard and shingle semi-detached house. Front gambrel roof. 1/1 windows. Dormer windows. Two-story addition southeast elevation. --- Contributing.





West side Greenwood Place

- 13: c. 1950, Colonial Revival Cape Cod-style one and one-half story three-bay brick and clapboard house. Side gabled roof. Multi-paned window sash. Dormer windows. Small northwest wing with picture window and chimney. --- Intrusion
- 12: c. 1902, Queen Anne two and one-half story two-bay shingled semi-detached house. Rectangularly shaped with wide overhang, suggesting Arts and Crafts influence. Hipped roof. 1/1 windows with tripartite windows in prominent dormer frames. Original corner porch enclosed. Front stoop with gabled roof. --- Contributing.
- 11: c. 1902, Queen Anne two and one-half story two-bay shingled semi-detached house. Rectangularly shaped with wide overhang, suggesting Arts and Crafts influence. Hipped roof. 1/1 windows with tripartite windows in prominent dormer frames. Original corner porch enclosed. Front stoop with gabled roof. --- Contributing.
- 10: c. 1957, Colonial Revival one and one-half story five-bay stucco house. Side-gabled roof. Multi-paned window sash. Front-gabled projection west elevation. --- Intrusion

South side Greenwood Place

- 8: c. 1902, Queen Anne two and one-half story two-bay shingled semi-detached house. Rectangularly shaped with wide overhang, suggesting Arts and Crafts influence. Hipped roof. Multi-paned window sash. Dormer windows. Corner recessed porch. --- Contributing.



Greenwood Place (continued)

- 7: c. 1902, Queen Anne two and one-half story two-bay shingled semi-detached house. Rectangularly shaped with wide overhang, suggesting Arts and Crafts influence. Hipped roof. Multi-paned window sash. Dormer windows. Corner recessed porch. --- Contributing.
- 6: 1947, Cape Cod-style one and one-half story three-bay brick and clapboard house. Side gambrel roof, with shed dormer windows. Multi-paned window sash. Attached garage. --- Intrusion

East side Walt lane

- 7: c. 1902, Queen Anne vernacular two-bay frame gardener's cottage. Front-gabled roof. Two-story wing with porch on first floor level with living space above on southeast elevation. 2/2 and 4/1 windows. Dormer windows. Heacock and Hokanson, architects. --- Contributing
- 2: c. 1905, Queen Anne two and one-half story four-bay shingled house. Side-gabled roof with twin pedimented gables on facade. 1/1 and multi-paned window sash. Small addition north elevation with shed roof. Enclosed front porch. Dormer windows. --- Contributing

West side Walt Lane

- 10: c. 1901, Queen Anne two and one-half story four-bay shingled house. Side-gabled roof. 6/1 and multi-paned window sash. Dormer windows. Entry porch with gabled roof. --- Contributing



East Glenside Avenue

Northeast corner  
Glenside and

Greenwood Aves.: Ralph Morgan Park, comprising Tookany  
Creek, two small footbridges, three tiers  
of stairs, and a small plaque in memory of  
Ralph Morgan.



OWNERS' NAMES AND ADDRESSES  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY

The attached list of Owners' Names and Addresses is arranged geographically from Glenside Avenue (northeast) to Church Road (southwest). An alphabetical listing of streets, with corresponding pages, is shown below:

<u>Street</u>	<u>Page number</u>
Accomac Road	18
Bent Road	16,17
Church Road	18
Cliff Terrace	9,10
Fernbrook Avenue	13,14,15
East Glenside Avenue	1,10
Greenwood Avenue	4,5,6,7,8
Greenwood Place	18,19
Hilltop Lane	4
Maple Avenue	15
Walt Lane	19,20
Webster Avenue	10,11,12
Woodland Rod	2,3





OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 1

<u>Location</u>	<u>Owner's Name and Address</u>
<u>East Glenside Avenue</u>	
412 East Glenside Avenue	Carlos Kampmeier 412 East Glenside Avenue Wyncote, Pennsylvania 19095
406 East Glenside Avenue	Nathan and Kathleen Z. Holtzman 406 East Glenside Avenue Wyncote, Pennsylvania 19095
<u>Jenkintown Railroad</u> <u>Station Buildings</u> <u>N/E side Glenside and</u> <u>Greenwood Avenues</u>	
Station	Southeastern Pennsylvania Transpor- tation Authority (SEPTA) 841 Chestnut Street Philadelphia, Pennsylvania 19107
Waiting Room	Southeastern Pennsylvania Transpor- tation Authority (SEPTA) 841 Chestnut Street Philadelphia, Pennsylvania 19107
Baggage Room	Southeastern Pennsylvania Transpor- tation Authority (SEPTA) 841 Chestnut Street Philadelphia, Pennsylvania 19107
Office Building	Southeastern Pennsylvania Transpor- tation Authority (SEPTA) 841 Chestnut Street Philadelphia, Pennsylvania 19107
Watch Tower	Southeastern Pennsylvania Transpor- tation Authority (SEPTA) 841 Chestnut Street Philadelphia, Pennsylvania 19107
<u>Ralph Morgan Park</u> <u>N/E corner Glenside</u> <u>and Greenwood Avenues</u>	Cheltenham Township 8230 Old York Road Elkins Park, Pennsylvania 19117



OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 2

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Woodland Road, north side</u>	
101 Woodland Road	Robert C. and Anne E. Baldrige 101 Woodland Road Wyncote, Pennsylvania 19095
107 Woodland Road	John S. and Rita E. Burrows 107 Woodland Road Wyncote, Pennsylvania 19095
111 Woodland Road	John J. and Sandra R. Moore 111 Woodland Road Wyncote, Pennsylvania 19095
119 Woodland Road	George C. and Doreen L. Foust 2925 Oak Ridge Farm Huntingdon Valley, Pennsylvania 19006
121 Woodland Road	Bernard A. and Barbara B. Dukert 121 Woodland Road Wyncote, Pennsylvania 19095
127 Woodland Road	David C. and Patricia P. Lachman 127 Woodland Road Wyncote, Pennsylvania 19095
131 Woodland Road	William M. and Bonnie B. Mettler 131 Woodland Road Wyncote, Pennsylvania 19095
133 Woodland Road	Leo J. Harkins 133 Woodland Road Wyncote, Pennsylvania 19095
139 Woodland Road	Edward P. and Patricia S. Griffith 139 Woodland Road Wyncote, Pennsylvania 19095
141 Woodland Road	Emanuel and Janet Boxer 141 Woodland Road Wyncote, Pennsylvania 19095
143 Woodland Road	Daniel T., Jr. and Mary M. Deane 143 Woodland Road Wyncote, Pennsylvania 19095



OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 3

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Woodland Road, south side</u>	
100 Woodland Road	Eleanore Alcorn 100 Woodland Road Wyncote, Pennsylvania 19095
102 Woodland Road	Homer L. and Claire J. Wightman 102 Woodland Road Wyncote, Pennsylvania 19095
104 Woodland Road	Theodore and Dora Mitchell 104 Woodland Road Wyncote, Pennsylvania 19095
106 Woodland Road	David C. and Martha M. Ray 106 Woodland Road Wyncote, Pennsylvania 19095
108 Woodland Road	Helen S. McCray 108 Woodland Road Wyncote, Pennsylvania 19095
114 Woodland Road	William H. and Phyllis P. Kennedy 114 Woodland Road Wyncote, Pennsylvania 19095
118 Woodland Road	George C. and Doreen L. Foust 2925 Oak Ridge Farm Huntingdon Valley, Pennsylvania 19006
122 Woodland Road	Robert and Margaret Ann Haakenson 122 Woodland Road Wyncote, Pennsylvania 19095
126 Woodland Road	Thomas K. and Dorothy C. Desch 126 Woodland Road Wyncote, Pennsylvania 19095
130 Woodland Road	John F. McGonigal 130 Woodland Road Wyncote, Pennsylvania 19095



OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 4

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Hilltop Lane, south side</u>	
144 Hilltop Lane	Audrey A. Fairfax 144 Hilltop Lane Wyncote, Pennsylvania 19095
146 Hilltop Lane	Rosetta Watts 146 Hilltop Lane Wyncote, Pennsylvania 19095
148 Hilltop Lane	Louise Garrett 148 Hilltop Lane Wyncote, Pennsylvania 19095
150 Hilltop Lane	Gladys M. Simpson 150 Hilltop Lane Wyncote, Pennsylvania 19095
154 Hilltop Lane	James K. Rivers 154 Hilltop Lane Wyncote, Pennsylvania 19095
158 Hilltop Lane	Garth and Joan I. Miller 2540 Turner Road Willow Grove, Pennsylvania 19090
160 Hilltop Lane	Louise Hill 160 Hilltop Lane Wyncote, Pennsylvania 19095
<u>Greenwood Avenue, north side</u>	
101-107 Greenwood Avenue	Mobil Oil Corporation P. O. Box 839, Tax Department Valley Forge, Pennsylvania 19481
111-113 Greenwood Avenue	Samuel and Margaret A. Schwartz 502 Spring Avenue Elkins Park, Pennsylvania 19117
115-119 Greenwood Avenue	John J. and Mary D. O'Donnell 1039 Beverly Road Jenkintown, Pennsylvania 19046





Greenwood Avenue, north side (continued)

<u>Location</u>	<u>Owner's Name and Address</u>
123-131 Greenwood Avenue	Montgomery Cida 115 West Germantown Avenue Norristown, Pennsylvania 19401
135-147 Greenwood Avenue	Jerome M., Spencer and Arnold Zaslow 135-139 Greenwood Avenue Wyncote, Pennsylvania 19095
149 Greenwood Avenue	E. Philip and Saul H. Rosenberg and Jack Weinstein 201 Old York Road Jenkintown, Pennsylvania 19046
151 Greenwood Avenue	Rudolph C. and Evelyn Kastenhuber 151 Greenwood Avenue Wyncote, Pennsylvania 19095
153 Greenwood Avenue	Peter Molnar 153 Greenwood Avenue Wyncote, Pennsylvania 19095
155 Greenwood Avenue	Andriunas Feliksas 155 Greenwood Avenue Wyncote, Pennsylvania 19095
157 Greenwood Avenue	Richard and Mavra Iano 157 Greenwood Avenue Wyncote, Pennsylvania 19095
159 Greenwood Avenue	Paul J. and Barbara S. Slingbaum 159 Greenwood Avenue Wyncote, Pennsylvania 19095
161 Greenwood Avenue	Carol Anne Hresko 161 Greenwood Avenue Wyncote, Pennsylvania 19095
203 Greenwood Avenue	Marie V. Ahern 203 Greenwood Avenue Wyncote, Pennsylvania 19095



OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 6

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Greenwood Avenue, north side (continued)</u>	
205 Greenwood Avenue	Marie V. Ahern 203 Greenwood Avenue Wyncote, Pennsylvania 19095
207 Greenwood Avenue	Herman and Margaret M. Karsch 207 Greenwood Avenue Wyncote, Pennsylvania 19095
209 Greenwood Avenue	Edwin G. Mlodzinski 209 Greenwood Avenue Wyncote, Pennsylvania 19095
211 Greenwood Avenue	Daniel A. and Sharon Chittick 211 Greenwood Avenue Wyncote, Pennsylvania 19095
<u>Greenwood Avenue, south side</u>	
100 Greenwood Avenue	Gordon and Paula Jeffrey 1480 Noble Road Rydal, Pennsylvania 19046
108 Greenwood Avenue	John F. and Joan Ann Reardon 108 Greenwood Avenue Wyncote, Pennsylvania 19095
110 Greenwood Avenue	Terri L. Saltzman 217 Benson Manor Jenkintown, Pennsylvania 19046
114 Greenwood Avenue	Joseph R. and Margaret J. Riling 114 Greenwood Avenue Wyncote, Pennsylvania 19095
116 Greenwood Avenue	Joseph I. and Barbara B. Sady 116 Greenwood Avenue Wyncote, Pennsylvania 19095
120 Greenwood Avenue	Allen A. and Florence A. Cloud 120 Greenwood Avenue Wyncote, Pennsylvania 19095
122 Greenwood Avenue	Lawson W. and Barbara A. Gordon 122 Greenwood Avenue Wyncote, Pennsylvania 19095



OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 7

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Greenwood Avenue, south side (continued)</u>	
124 Greenwood Avenue	David Cutler 1110 Rock Creek Drive Wyncote, Pennsylvania 19095
126 Greenwood Avenue	Laurence B. and Wendy Cohen 126 Greenwood Avenue Wyncote, Pennsylvania 19095
128 Greenwood Avenue	Donald D. and Katherine Bullock 128 Greenwood Avenue Wyncote, Pennsylvania 19095
130 Greenwood Avenue	Lipman L. and Claire Cohen 130 Greenwood Avenue Wyncote, Pennsylvania 19095
146 Greenwood Avenue	Eugene J. and Jean Fridley 146 Greenwood Avenue Wyncote, Pennsylvania 19095
148 Greenwood Avenue	Dana W. and Cynthia A. Devore 148 Greenwood Avenue Wyncote, Pennsylvania 19095
150 Greenwood Avenue	Patricia L. O'Neill 150 Greenwood Avenue Wyncote, Pennsylvania 19095
152 Greenwood Avenue	Jonathan L. and Barbara W. Rose 152 Greenwood Avenue Wyncote, Pennsylvania 19095
154 Greenwood Avenue	James H. and Patricia A. Kane 154 Greenwood Avenue Wyncote, Pennsylvania 19095
156 Greenwood Avenue	Anita B. Slater 156 Greenwood Avenue Wyncote, Pennsylvania 19095
206 Greenwood Avenue	David A., Jr. and Anna Montgomery 206 Greenwood Avenue Wyncote, Pennsylvania 19095



<u>Location</u>	<u>Owner's Name and Address</u>
<u>Greenwood Avenue, south side (continued)</u>	
328 Greenwood Avenue	Benkt R. and Dorothy G. Wennberg 328 Greenwood Avenue Wyncote, Pennsylvania 19095
330 Greenwood Avenue	Louis H. and Ruth A. Tremain 330 Greenwood Avenue Wyncote, Pennsylvania 19095
332 Greenwood Avenue	William D. and Helen F. Newell 332 Greenwood Avenue Wyncote, Pennsylvania 19095
334 Greenwood Avenue	Harold J. and Rita R. Kaufmann 334 Greenwood Avenue Wyncote, Pennsylvania 19095
400 Greenwood Avenue	Montgomery Cida c/o Landesberg - S. Green Co. 307 Curtis Drive Wyncote, Pennsylvania 19095
406 Greenwood Avenue	Edward F. and Marjory M. Bringhurst 406 Greenwood Avenue Wyncote, Pennsylvania 19095
408 Greenwood Avenue	Thomas D. and Anne H. Dwyer 408 Greenwood Avenue Wyncote, Pennsylvania 19095
410 Greenwood Avenue	Frank H. and Caroline M. Riepen 410 Greenwood Avenue Wyncote, Pennsylvania 19095
412 Greenwood Avenue	Carl R. Heinlen 412 Greenwood Avenue Wyncote, Pennsylvania 19095
414 Greenwood Avenue	Richard B. Flynn 414 Greenwood Avenue Wyncote, Pennsylvania 19095





OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 9

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Cliff Terrace, north side</u>	
101 Cliff Terrace	Peter F. and Carol Y. Wieck 101 Cliff Terrace Wyncote, Pennsylvania 19095
103 Cliff Terrace	Alan R. and Meryl R. Hockstein 103 Cliff Terrace Wyncote, Pennsylvania 19095
105 Cliff Terrace	Margaret L. Brecht and Donald R. Campbell 105 Cliff Terrace Wyncote, Pennsylvania 19095
107 Cliff Terrace	Charles E. and Anne M. Barton 107 Cliff Terrace Wyncote, Pennsylvania 19095
109 Cliff Terrace	Glenn A. and Virginia Barnes 109 Cliff Terrace Wyncote, Pennsylvania 19095
111 Cliff Terrace	William C. and Irene M. Garrett 111 Cliff Terrace Wyncote, Pennsylvania 19095
<u>Cliff Terrace, south side</u>	
100 Cliff Terrace	Warren and Shirley Gross 100 Cliff Terrace Wyncote, Pennsylvania 19095
102 Cliff Terrace	Randy and Francine Kirsch 102 Cliff Terrace Wyncote, Pennsylvania 19095
104 Cliff Terrace	Gail R. Fox 104 Cliff Terrace Wyncote, Pennsylvania 19095
106 Cliff Terrace	David A. and Susan L. Kettner 106 Cliff Terrace Wyncote, Pennsylvania 19095



OWNER'S NAME AND ADDRESS  
WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 10

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Cliff Terrace, south side (continued)</u>	
108 Cliff Terrace	Thomas F. and Alexandra Norton 108 Cliff Terrace Wyncote, Pennsylvania 19095
110 Cliff Terrace	Michael S. and Karen I. Fischer 110 Cliff Terrace Wyncote, Pennsylvania 19095
<u>East Glenside Avenue</u>	
Warehouse 38 East Glenside Avenue	N. Kenneth McKinney and Edward S. Forst, Sr. 38 East Glenside Avenue Wyncote, Pennsylvania 19095
Garage 38 East Glenside Avenue	N. Kenneth McKinney and Edward S. Forst, Sr. 38 East Glenside Avenue Wyncote, Pennsylvania 19095
Office Building 38 East Glenside Avenue	N. Kenneth McKinney and Edward S. Forst, Sr. 38 East Glenside Avenue Wyncote, Pennsylvania 19095
<u>Webster Avenue, north side</u>	
103 Webster Avenue	Dorothy H. Lloyd, Claire Warren and N. Hinsey 103 Webster Avenue Wyncote, Pennsylvania 19095
105 Webster Avenue	John and Agnes Durkin 105 Webster Avenue Wyncote, Pennsylvania 19095
107 Webster Avenue	Alfred V. and Honora M. Mistele 107 Webster Avenue Wyncote, Pennsylvania 19095
109 Webster Avenue	James A., Jr. and Elinor A. Eglinton 109 Webster Avenue Wyncote, Pennsylvania 19095



## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 11

<u>Location</u>	<u>Owner 's Name and Address</u>
<u>Webster Avenue, north side (continued)</u>	
115 Webster Avenue	Edward J., Jr. and Patricia S. Friel 115 Webster Avenue Wyncote, Pennsylvania 19095
119 Webster Avenue	David S. and Ruth W. Marston 119 Webster Avenue Wyncote, Pennsylvania 19095
123 Webster Avenue	Michael W. and Liane Jordan 123 Webster Avenue Wyncote, Pennsylvania 19095
127 Webster Avenue	Walter J., and Elizabeth Olawski 127 Webster Avenue Wyncote, Pennsylvania 19095
131 Webster Avenue	Peter and Marion Puwlyk 131 Webster Avenue Wyncote, Pennsylvania 19095
135 Webster Avenue	Jerome F. and Shirley Sagin 135 Webster Avenue Wyncote, Pennsylvania 19095
<u>Webster Avenue, south side</u>	
100 Webster Avenue	Elizabeth J. Kaercher and Kathryn K. Jeffrey 100 Webster Avenue Wyncote, Pennsylvania 19095
104 Webster Avenue	Thomas R. and Kathryn K. Jeffrey 104 Webster Avenue Wyncote, Pennsylvania 19095
108 Webster Avenue	George E. and Gertrude M. Cohee 108 Webster Avenue Wyncote, Pennsylvania 19095
110 Webster Avenue	Edmund D., Jr. and Sandra L. Haigler 110 Webster Avenue Wyncote, Pennsylvania 19095



## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 12

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Webster Avenue, south side (continued)</u>	
112 Webster Avenue	Michael and Nancy Brockman 112 Webster Avenue Wyncote, Pennsylvania 19095
114 Webster Avenue	Francis A. and Marie B. Szalwinski 114 Webster Avenue Wyncote, Pennsylvania 19095
116 Webster Avenue	Carolyn Dearnley 116 Webster Avenue Wyncote, Pennsylvania 19095
118 Webster Avenue	J. Sydney and Celeste B. Duke 118 Webster Avenue Wyncote, Pennsylvania 19095
120 Webster Avenue	Michael David Shapiro and Diane Lois Mandell 120 Webster Avenue Wyncote, Pennsylvania 19095
122 Webster Avenue	Robert N. Verdecchio and Margaret A. McKinnon 122 Webster Avenue Wyncote, Pennsylvania 19095
124 Webster Avenue	John P. and Susan B. Gallagher 124 Webster Avenue Wyncote, Pennsylvania 19095
126 Webster Avenue	Mahlon H. and Martha D. Gehman 126 Webster Avenue Wyncote, Pennsylvania 19095
128 Webster Avenue	James T. and Jeanne M. Lacy 128 Webster Avenue Wyncote, Pennsylvania 19095
130 Webster Avenue	Michael V. and Ann Ahearn 130 Webster Avenue Wyncote, Pennsylvania 19095
132 Webster Avenue	Roderick G. and Linda C. T. Gunn 132 Webster Avenue Wyncote, Pennsylvania 19095





## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 13

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Fernbrook Avenue, east side</u>	
136 Fernbrook Avenue	Richard D. and Patricia M. Bushnell 136 Fernbrook Avenue Wyncote, Pennsylvania 19095
138 Fernbrook Avenue	Richard D. and Helen U. Bushnell 138 Fernbrook Avenue Wyncote, Pennsylvania 19095
142 Fernbrook Avenue	John C. O'Connor and Jay Vanwagenen 142 Fernbrook Avenue Wyncote, Pennsylvania 19095
146 Fernbrook Avenue	Paul M. and Barbara Anne Herr 146 Fernbrook Avenue Wyncote, Pennsylvania 19095
150 Fernbrook Avenue	Gerald F., Jr. and Alice Miller 150 Fernbrook Avenue Wyncote, Pennsylvania 19095
160 Fernbrook Avenue	Robert S. Lee, Jr. and Sandra Folzer 160 Fernbrook Avenue Wyncote, Pennsylvania 19095
<u>Fernbrook Avenue, south side</u>	
162 Fernbrook Avenue	Eric and Janet A. Wischia 162 Fernbrook Avenue Wyncote, Pennsylvania 19095
166 Fernbrook Avenue	Carl W. Gatter 166 Fernbrook Avenue Wyncote, Pennsylvania 19095
168 Fernbrook Avenue	Richard H. and Nina A. Deats 168 Fernbrook Avenue Wyncote, Pennsylvania 19095
170 Fernbrook Avenue	Dell R. and Virginia P. Kevell 170 Fernbrook Avenue Wyncote, Pennsylvania 19095



## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 14

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Fernbrook Avenue, south side (continued)</u>	
172 Fernbrook Avenue	Robert A. and Judith A. M. Murray 172 Fernbrook Avenue Wyncote, Pennsylvania 19095
174 Fernbrook Avenue	Reformed Church Home for the Aged Maple and Fernbrook Avenues Wyncote, Pennsylvania 19095
<u>Fernbrook Avenue, west side</u>	
139 Fernbrook Avenue	Robert J. Cimprich and Roberta L. Schneider 139 Fernbrook Avenue Wyncote, Pennsylvania 19095
143 Fernbrook Avenue	Steven M. and Marcella V. Ridenour 143 Fernbrook Avenue Wyncote, Pennsylvania 19095
147 Fernbrook Avenue	Joseph G. and Nancy M. Capizzi 147 Fernbrook Avenue Wyncote, Pennsylvania 19095
149 Fernbrook Avenue	Chen and Linda Sue Lee 149 Fernbrook Avenue Wyncote, Pennsylvania 19095
157 Fernbrook Avenue	Arsenius Goregliad 157 Fernbrook Avenue Wyncote, Pennsylvania 19095
<u>Fernbrook Avenue, north side</u>	
169 Fernbrook Avenue	Bruce K. Leinweber 169 Fernbrook Avenue Wyncote, Pennsylvania 19095
173 Fernbrook Avenue	Frank A. and Marguerite M. Mahoney 173 Fernbrook Avenue Wyncote, Pennsylvania 19095
205 Fernbrook Avenue	Thomas J. and Kathleen M. Cleary 205 Fernbrook Avenue Wyncote, Pennsylvania 19095



## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 15

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Fernbrook Avenue, north side (continued)</u>	
209 Fernbrook Avenue	Robert F. and Joan B. Johnston 209 Fernbrook Avenue Wyncote, Pennsylvania 19095
213 Fernbrook Avenue	Calvary Presbyterian Church 213 Fernbrook Avenue Wyncote, Pennsylvania 19095
<u>Maple Avenue, east side</u>	
221 Maple Avenue	Reformed Church Home for the Aged Maple and Fernbrook Avenues Wyncote, Pennsylvania 19095
305 Maple Avenue	John P. Dunphy 305 Maple Avenue Wyncote, Pennsylvania 19095
309 Maple Avenue	Joseph and Patricia Scorsone 309 Maple Avenue Wyncote, Pennsylvania 19095
313 Maple Avenue	Mildred Obie 313 Maple Avenue Wyncote, Pennsylvania 19095
315 Maple Avenue	Eugene and Ruth Arnold 315 Maple Avenue Wyncote, Pennsylvania 19095
<u>Maple Avenue, west side</u>	
300 Maple Avenue	Reformed Church Home for the Aged Maple and Fernbrook Avenues Wyncote, Pennsylvania 19095
308 Maple Avenue	David J. and Ann E. Kreines 308 Maple Avenue Wyncote, Pennsylvania 19095



## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 16

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Bent Road, east side</u>	
Church Bent Road and Greenwood Avenue	All Hallows' Episcopal Church Bent Road and Greenwood Avenue Wyncote, Pennsylvania 19095
Parish House Bent Road and Greenwood Avenue	All Hallows' Episcopal Church Bent Road and Greenwood Avenue Wyncote, Pennsylvania 19095
Rectory 270 Bent Road	All Hallows' Episcopal Church Bent Road and Greenwood Avenue Wyncote, Pennsylvania 19095
Church Bent and Kent Roads	Calvary Presbyterian Church Bent and Kent Roads Wyncote, Pennsylvania 19095
300 Bent Road	Angelo M. and Nancy S. Zosa 300 Bent Road Wyncote, Pennsylvania 19095
304 Bent Road	Craig and Donna Miller 304 Bent Road Wyncote, Pennsylvania 19095
308 Bent Road	Paul F., Jr. and Stephanie A. Stewart 308 Bent Road Wyncote, Pennsylvania 19095
312 Bent Road	Laurence B. and Wendy Cohen 321 Bent Road Wyncote, Pennsylvania 19095
318 Bent Road	H. Craig and Gertrude M. Bell 318 Bent Road Wyncote, Pennsylvania 19095
S/E corner Bent and Chardon Roads	Marvin W. Schell 237 Westmont Avenue Lavallette, New Jersey 08735





## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 17

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Bent Road, west side</u>	
301-305 Bent Road	Wyncote Church Home Maple and Fernbrook Avenues Wyncote, Pennsylvania 19095
309 Bent Road	Wyncote Church Home Maple and Fernbrook Avenues Wyncote, Pennsylvania 19095
313 Bent Road	Irvin and Ruth G. Rosenfeld 313 Bent Road Wyncote, Pennsylvania 19095
319 Bent Road	David C. and Leslie P. Martin 319 Bent Road Wyncote, Pennsylvania 19095
323 Bent Road	Isma Il R. and Lois R. Alfaruqui 323 Bent Road Wyncote, Pennsylvania 19095
325 Bent Road	William J. and Edith J. McLaughlin 325 Bent Road Wyncote, Pennsylvania 19095
333 Bent Road	Steven R. and Barbara Cohen 333 Bent Road Wyncote, Pennsylvania 19095
335 Bent Road	Peter F. and Ruth V. Cicinelli 335 Bent Road Wyncote, Pennsylvania 19095
337 Bent Road	Lawrence S. and Betty Ann Schmidt 337 Bent Road Wyncote, Pennsylvania 19095
343 Bent Road	Kenneth H., Jr. and Elsa M. Long 343 Bent Road Wyncote, Pennsylvania 19095
353 Bent Road	John T. and D. Jacquelyn Connerty 353 Bent Road Wyncote, Pennsylvania 19095



## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 18

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Church Road, east side</u>	
1221 Church Road	Donald F. and Vera Mayer 1221 Church Road Wyncote, Pennsylvania 19095
<u>Accomac Road, east side</u>	
406 Accomac Road	Sidney L. and Anne R. Wickenhaver 406 Accomac Road Wyncote, Pennsylvania 19095
Rear 406 Accomac Road	Sidney L. and Anne R. Wickenhaver 406 Accomac Road Wyncote, Pennsylvania 19095
410 Accomac Road	Robert A. and Joyce L. Cantor 410 Accomac Road Wyncote, Pennsylvania 19095
S/E corner Accomac and Church Roads	Industrial Bank and Trust Co., Trustee York Road and West Avenue Jenkintown, Pennsylvania 19046
<u>Accomac Road, west side</u>	
322 Accomac Road	Sandor and Maria Palinkas 322 Accomac Road Wyncote, Pennsylvania 19095
8100 Accomac Road	E. Stuart and Anne C. Tuthill 8100 Accomac Road Wyncote, Pennsylvania 19095
<u>Greenwood Place, east side</u>	
1 Greenwood Place	John C. and Dorothy C. Holliday 1 Greenwood Place Wyncote, Pennsylvania 19095
2 Greenwood Place	Richard A. and Nancy B. Winter 2 Greenwood Place Wyncote, Pennsylvania 19095
3 Greenwood Place	Robert H. and Jane F. Lewellyn 3 Greenwood Place Wyncote, Pennsylvania 19095



## OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 19

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Greenwood Place, east side (continued)</u>	
4 Greenwood Place	Mark and Susan R. Goodman 4 Greenwood Place Wyncote, Pennsylvania 19095
<u>Greenwood Place, west side</u>	
11 Greenwood Place	Rodney W. Napier 11 Greenwood Place Wyncote, Pennsylvania 19095
12 Greenwood Place	Frank and Karen R. Bramblett 12 Greenwood Place Wyncote, Pennsylvania 19095
13 Greenwood Place	Dorothy Sinclair Furman 13 Greenwood Place Wyncote, Pennsylvania 19095
10 Greenwood Place	Walter J. and Geraldine C. Kinderman 10 Greenwood Place Wyncote, Pennsylvania 19095
<u>Greenwood Place, south side</u>	
6 Greenwood Place	Jerome T. and Anne H. Yodis 6 Greenwood Place Wyncote, Pennsylvania 19095
7 Greenwood Place	Joel and Arlene Taub 7 Greenwood Place Wyncote, Pennsylvania 19095
8 Greenwood Place	Warren H. and Paula O. C. Suss 8 Greenwood Place Wyncote, Pennsylvania 19095
<u>Walt Lane, east side</u>	
7 Walt Lane	Wyncote Church Home Maple and Fernbrook Avenues Wyncote, Pennsylvania 19095



OWNER'S NAME AND ADDRESS

WYNCOTE HISTORIC DISTRICT - MONTGOMERY COUNTY Page 20

<u>Location</u>	<u>Owner's Name and Address</u>
<u>Walter Lane, west side</u>	
2 Walt Lane	Richard G. and Ellen F. Watson 2 Walt Lane Wyncote, Pennsylvania 19095
10 Walt Lane	William A., III and Sandra T. Duffy 10 Walt Lane Wyncote, Pennsylvania 19095





Wyncote Historic District - Montgomery County  
Photographs

Streetscapes:

1. Intersection of Greenwood and Glenside Avenues.
2. 115-119 and 111-113 Greenwood Avenue.
3. 124-126 and 128-130 Greenwood Avenue.
4. 157, 155 and 153 Greenwood Avenue.
5. 109, 105-107 and 101-103 Cliff Terrace.
6. 109, 107 and 105 Webster Avenue.
7. 213, 209 and 205 Fernbrook and 300 Maple Avenue.
8. 309 and 305 Maple Avenue and 173 Fernbrook Avenue.
9. 156 Greenwood and 315 and 313 Maple Avenue.
10. Bent Road, Church properties.

Individual Views:

11. S/E corner Accomac and Church Roads.
12. 308 Bent Road.
13. 119 Woodland Road.
14. 140 Fernbrook Avenue.
15. 107 Woodland Road.
16. 100 and 102 Woodland Road.
17. 108 Webster Avenue.
18. Carriage house rear 313 Maple Avenue.
19. 139 Fernbrook Avenue.
20. Ralph Morgan Park and Tookany Creek.

Streetscapes outside of Victorian Wyncote District:

21. Greenwood Avenue Bridge looking toward Jenkintown.
22. 112 and 114 East Glenside Avenue.
23. 206, 208 and 212 Stonehouse Lane.
24. Old York Road, Jenkintown, Pa.
25. Easton Road, Glenside, Pa.



Address Key to Slides

1. Woodland Road in 1893
2. Wanamaker Pond in 1893
3. Jenkintown Railroad Station, Horace Trumboauer, architect.
4. Ralph Morgan Park and Tookany Creek.
5. Intersection Glenside and Greenwood Avenues.
6. 119 Woodland Road.
7. 143 Woodland Road.
8. 111-113 and 115-119 Greenwood Avenue, J. Linden Heacock, architect,  
111-113 Greenwood Avenue.
9. 124-126 and 128-130 Greenwood Avenue, Dull and Peterson, architects.
10. 189<sup>4</sup> Wyncote Elementary School, 400 Greenwood Avenue.
11. 105 and 107 Cliff Terrace.
12. 127 Webster Avenue.
13. 105 Webster Avenue.
14. 157 Fernbrook Avenue, Angus S. Wade, architect.
15. 168 Fernbrook Avenue, Horace Trumbauer, architect.
16. 209 Fernbrook Avenue.
17. 103 Webster Avenue.
18. All Hallows Episcopal Church, Furness and Evans, architects.
19. " " " Parish House, Frank R. Watson, architect.
20. " " " Rectory, Thomas, Churchman and Molitor, architects.
21. 305 Bent Road, Horace Trumbauer, architect.
22. 308 Bent Road, A/A William L. Price, architect.
23. 318 Bent Road, Mantle Fielding, Jr., architect.
24. 323 Bent Road, Angus S. Wade, architect.
25. 343 Bent Road, Horace Trumbauer, architect.
26. 10 Walt Lane
27. 107 Woodland Road, T. Frank Miller, architect.









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